Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

g9/22 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,140,000		&		\$1,254,000			
Median sale p	rice							
Median price	\$1,535,000	Pro	operty Type	Hou	se		Suburb	Fitzroy North
Period - From	10/05/2024	to	09/05/2025		So	urce	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	8 York PI FITZROY NORTH 3068	\$1,175,000	27/04/2025
2	G9/26 Nicholson St FITZROY NORTH 3068	\$1,170,000	05/04/2025
3	5/14 Oconnor St BRUNSWICK EAST 3057	\$1,150,000	16/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/05/2025 13:30

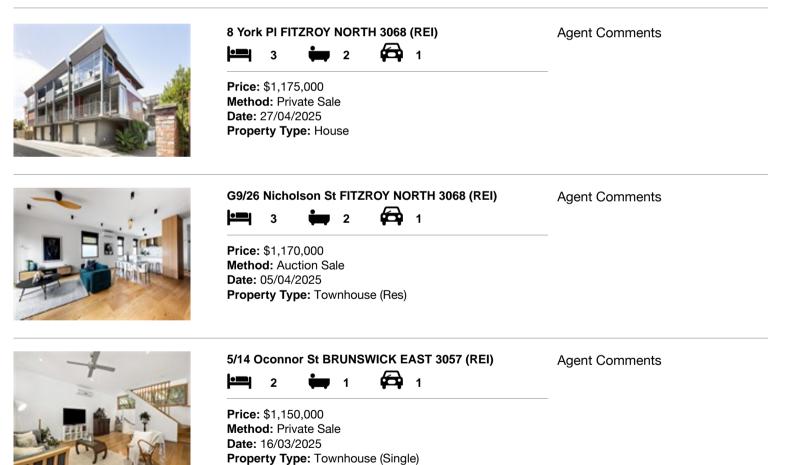






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,140,000 - \$1,254,000 Median House Price 10/05/2024 - 09/05/2025: \$1,535,000

Comparable Properties



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