

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 consumer.vic.gov.au/underquoting

Range between

\$1,140,000

&

\$1,254,000

Median sale price

Median price

\$1,535,000

Property Type

House

Suburb

Fitzroy North

Period - From

10/05/2024

to

09/05/2025

Source

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.

	Address 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

g9/22 Nicholson Street, Fitzroy North Vic 3068



3 2.5 2

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



8 York PI FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$1,175,000
Method: Private Sale
Date: 27/04/2025
Property Type: House



G9/26 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$1,170,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



5/14 Oconnor St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$1,150,000
Method: Private Sale
Date: 16/03/2025
Property Type: Townhouse (Single)