

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

10 Park Parade, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb Fitzroy North

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	34 King St FITZROY NORTH 3068	\$2,410,000	06/12/2025
2			
3			

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:

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

March quarter 2026: \$1,680,000



3 3 1

Property Type: House (Res)

Land Size: 198 sqm approx

Agent Comments

Comparable Properties



34 King St FITZROY NORTH 3068 (REI/VG)

3 2 2

Price: \$2,410,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 314 sqm approx

Agent Comments

Larger land 1 less bathroom 1 extra carpark

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.