

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

110 Bennett Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,695,900

Property Type

House

Suburb

Fitzroy North

Period - From

20/03/2025

to

19/03/2026

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	368-370 Station St CARLTON NORTH 3054	\$1,800,000	05/11/2025
2	67 Heidelberg Rd CLIFTON HILL 3068	\$1,820,000	31/10/2025
3	206 Pigdon St CARLTON NORTH 3054	\$1,950,000	20/09/2025

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:

20/03/2026 11:54



4 2 1

Rooms: 8

Property Type: House

Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

20/03/2025 - 19/03/2026: \$1,695,900

Comparable Properties



368-370 Station St CARLTON NORTH 3054 (REI)

Agent Comments

5 2 2

Price: \$1,800,000

Method: Private Sale

Date: 05/11/2025

Property Type: House (Res)



67 Heidelberg Rd CLIFTON HILL 3068 (REI/VG)

Agent Comments

4 1 2

Price: \$1,820,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: House (Res)

Land Size: 427 sqm approx



206 Pigdon St CARLTON NORTH 3054 (REI)

Agent Comments

4 1 -

Price: \$1,950,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 370 sqm approx