

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

139 Victoria Parade, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2025

to

31/03/2025

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	493 George St FITZROY 3065	\$2,035,000	24/05/2025
2	80 Queens Pde FITZROY NORTH 3068	\$1,950,000	12/03/2025
3	18 Cambridge St COLLINGWOOD 3066	\$2,000,000	10/12/2024

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:

26/05/2025 09:52

139 Victoria Parade, Fitzroy Vic 3065



 3  2  1

Property Type: House (Res)
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,035,000
Median House Price
March quarter 2025: \$1,450,000

Comparable Properties



493 George St FITZROY 3065 (REI)

Agent Comments

 3  2  1

Price: \$2,035,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



80 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,950,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)



18 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,000,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 156 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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