

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

14 Freeman Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,517,500

Property Type

House

Suburb

Fitzroy North

Period - From

21/04/2024

to

20/04/2025

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	79 Ramsden St CLIFTON HILL 3068	\$1,410,000	03/04/2025
2	133 Fenwick St CARLTON NORTH 3054	\$1,375,000	09/01/2025
3	532 Rae St FITZROY NORTH 3068	\$1,365,000	07/12/2024

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:

21/04/2025 13:18



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Rooms: 3

Property Type: House

Land Size: 157.568 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

21/04/2024 - 20/04/2025: \$1,517,500

Comparable Properties



79 Ramsden St CLIFTON HILL 3068 (REI)

[Agent Comments](#)

 2  1  -

Price: \$1,410,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: House



133 Fenwick St CARLTON NORTH 3054 (REI/VG)

[Agent Comments](#)

 2  1  -

Price: \$1,375,000

Method: Private Sale

Date: 09/01/2025

Property Type: House

Land Size: 165 sqm approx



532 Rae St FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

 2  1  -

Price: \$1,365,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 142 sqm approx