

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

148 Nicholson Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$1,602,500

Property Type House

Suburb Fitzroy

Period - From 01/04/2026

to

30/06/2026

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	86 Delbridge St FITZROY NORTH 3068	\$2,910,000	20/08/2026
2	7-9 Mason St COLLINGWOOD 3066	\$2,840,000	01/06/2026
3	29 Gore St FITZROY 3065	\$2,825,000	14/05/2026

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:

25/08/2026 12:39



4 3 0

Property Type: House

Land Size: 208 approx sqm
approx

[Agent Comments](#)

Comparable Properties



86 Delbridge St FITZROY NORTH 3068 (REI)

[Agent Comments](#)

4 2 1

Price: \$2,910,000

Method: Sold Before Auction

Date: 20/08/2026

Property Type: House (Res)

Land Size: 234 sqm approx



7-9 Mason St COLLINGWOOD 3066 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,840,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 358 sqm approx



29 Gore St FITZROY 3065 (REI/VG)

[Agent Comments](#)

4 2 1

Price: \$2,825,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 204 sqm approx