

148 Westgarth Street, Fitzroy Vic 3065



3 Bed 1 Bath - Car
Property Type: House
Land Size: 198sqm approx
Indicative Selling Price
 \$1,400,000-\$1,500,000
Median House Price
 Year ending March 2026:
 \$1,733,500

Comparable Properties



9 Freeman Street, Fitzroy North 3068 (REI)

3 Bed 1 Bath - Car
Price: \$1,480,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Agent Comments: Comparable location, same accommodation, superior land size



97 Falconer Street, Fitzroy North 3068 (REI/VG)

3 Bed 1 Bath - Car
Price: \$1,520,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 152 sqm aprox
Agent Comments: Inferior land size, same accommodation, comparable location, inferior condition



34 George Street, Fitzroy 3065 (REI/VG)

3 Bed 1 Bath - Car
Price: \$1,550,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 200 sqm approx
Agent Comments: Same land size and comparable location, same accommodation, superior condition updated

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 148 Westgarth Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,733,500 House x Unit x Suburb Fitzroy

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales

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
9 Freeman Street, FITZROY NORTH 3068	\$1,480,000	17/03/2026
97 Falconer Street, FITZROY NORTH 3068	\$1,520,000	18/02/2026
34 George Street, FITZROY 3065	\$1,550,000	17/12/2025

This Statement of Information was prepared on:

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