

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

2/10 Howe Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,050,000

&

\$1,125,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Fitzroy North

Period - From 27/05/2025

to

26/05/2026

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	3/381 Clarke St NORTHCOTE 3070	\$1,070,000	30/04/2026
2	3 Warrior Woman La CARLTON 3053	\$1,100,000	29/04/2026
3			

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:

27/05/2026 10:31



Property Type:
Divorce/Estate/Family Transfers
Land Size: 175 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,125,000
Median House Price
27/05/2025 - 26/05/2026: \$1,710,000

Comparable Properties



3/381 Clarke St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 30/04/2026
Property Type: Unit



3 Warrior Woman La CARLTON 3053 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 29/04/2026
Property Type: House

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.