

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

206 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,775,000

Property Type House

Suburb Fitzroy North

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	46 Grattan St CARLTON 3053	\$2,180,000	11/07/2026
2	55 Barkly St FITZROY NORTH 3068	\$2,150,000	29/06/2026
3	298 George St FITZROY 3065	\$2,350,000	20/06/2026

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:

21/09/2026 17:08



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Property Type: House

Land Size: 164 approx sqm
approx

Agent Comments

Comparable Properties



46 Grattan St CARLTON 3053 (REI)

Agent Comments

4 2 -

Price: \$2,180,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)



55 Barkly St FITZROY NORTH 3068 (REI)

Agent Comments

4 2 -

Price: \$2,150,000

Method: Private Sale

Date: 29/06/2026

Property Type: House



298 George St FITZROY 3065 (REI)

Agent Comments

4 1 -

Price: \$2,350,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 275 sqm approx