

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

320 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,450,000

&

\$1,480,000

Median sale price

Median price \$1,517,500

Property Type House

Suburb Fitzroy North

Period - From 21/05/2024

to

20/05/2025

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	459 Rae St FITZROY NORTH 3068	\$1,450,000	20/03/2025
2	568 Park St PRINCES HILL 3054	\$1,510,000	08/02/2025
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:

21/05/2025 13:09



3 1 0

Rooms: 5
Property Type: House (Res)
Land Size: 111 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,480,000
Median House Price
21/05/2024 - 20/05/2025: \$1,517,500

Comparable Properties



459 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 1 2

Price: \$1,450,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 150 sqm approx



568 Park St PRINCES HILL 3054 (REI/VG)

Agent Comments

3 1 -

Price: \$1,510,000
Method: Private Sale
Date: 08/02/2025
Property Type: House
Land Size: 232 sqm approx

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.