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

33 Freeman Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,700,000		&		\$1,870,000				
Median sale price									
Median price	\$1,432,500	Pro	Property Type Hou		ouse		Suburb	Fitzroy North	
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	130 Mckean St FITZROY NORTH 3068	\$1,750,000	02/04/2025
2	12 Batman St FITZROY NORTH 3068	\$1,775,000	30/11/2024
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.

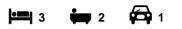
This Statement of Information was prepared on:

24/04/2025 09:28









Rooms: 5 Property Type: House (Res) Land Size: 158 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price March quarter 2025: \$1,432,500

Comparable Properties

Sold	130 Mckean St FITZROY NORTH 3068 (REI) Image: 1 Image: 1 3 Image: 1 Image: 1 Price: \$1,750,000 Image: 1 Method: Private Sale Image: 1 Date: 02/04/2025 Image: 1 Property Type: House Image: 1	Agent Comments
	12 Batman St FITZROY NORTH 3068 (REI/VG) 3 2 2 1 Price: \$1,775,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 127 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 9403 9300





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.