

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

4/896 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$737,500

Property Type Unit

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	3/466 Nicholson St FITZROY NORTH 3068	\$850,000	28/08/2026
2	1/581 Nicholson St CARLTON NORTH 3054	\$880,000	15/08/2026
3	69/682 Nicholson St FITZROY NORTH 3068	\$945,000	14/07/2026

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:

22/09/2026 13:45



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Unit Price
June quarter 2026: \$737,500

Comparable Properties



3/466 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 28/08/2026
Property Type: Townhouse (Single)



1/581 Nicholson St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 15/08/2026
Property Type: Townhouse (Res)

69/682 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 14/07/2026
Property Type: Apartment