

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

407 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

Median sale price

Median price \$2,344,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2026

to

31/03/2026

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	258 Park St FITZROY NORTH 3068	\$1,775,000	18/05/2026
2	24 Noone St CLIFTON HILL 3068	\$1,850,000	28/02/2026
3	120 Victoria St FITZROY 3065	\$1,760,000	21/02/2026

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:

10/06/2026 11:01

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Indicative Selling Price

\$1,700,000 - \$1,750,000

Median House Price

March quarter 2026: \$2,344,000



3 2 1

Rooms: 5

Property Type: House (Res)

Land Size: 142 sqm approx

Agent Comments

An outstanding 2nd-level extension and Six Degrees Architects renovation bring impressive space, style and quality to this substantial terrace in a leafy setting between Brunswick and Smith Streets.

Comparable Properties



258 Park St FITZROY NORTH 3068 (REI)

3 1 1

Agent Comments

LAND: 207m2

Price: \$1,775,000

Method: Private Sale

Date: 18/05/2026

Property Type: House



24 Noone St CLIFTON HILL 3068 (REI)

3 2 -

Agent Comments

LAND: 126m2

Price: \$1,850,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



120 Victoria St FITZROY 3065 (REI)

3 2 1

Agent Comments

LAND: 176m2

Price: \$1,760,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)