

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

411 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,602,500

Property Type House

Suburb Fitzroy

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	23 Richardson St CARLTON NORTH 3054	\$1,500,000	15/08/2026
2	906 Lygon St CARLTON NORTH 3054	\$1,672,000	14/08/2026
3	17 Woodside St FITZROY NORTH 3068	\$1,590,000	16/07/2026

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:

14/09/2026 11:52



 3  1  2

Property Type: House (Res)

Land Size: 137 sqm approx

Agent Comments

Comparable Properties



23 Richardson St CARLTON NORTH 3054 (REI)

Agent Comments

 3  1  -

Price: \$1,500,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 135 sqm approx



906 Lygon St CARLTON NORTH 3054 (REI)

Agent Comments

 3  1  2

Price: \$1,672,000

Method: Private Sale

Date: 14/08/2026

Property Type: House

Land Size: 359 sqm approx



17 Woodside St FITZROY NORTH 3068 (REI)

Agent Comments

 3  1  1

Price: \$1,590,000

Method: Private Sale

Date: 16/07/2026

Property Type: House