

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

445 George 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 \$1,450,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2025

to

31/03/2025

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	39 Woodside St FITZROY NORTH 3068	\$1,590,000	10/05/2025
2	5 Rowe St FITZROY NORTH 3068	\$1,615,000	30/11/2024
3	94 Scotchmer St FITZROY NORTH 3068	\$1,590,000	23/11/2024

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:

13/05/2025 15:25



2 2 On Street

Rooms: 5
Property Type: House
Land Size: 184 sqm approx

Agent Comments

Beyond a picturesque tuckpointed brick façade and wide frontage, this attractive energy-efficient residence reveals a sequence of versatile spaces where each is layered with character and comfort throughout a clever design complemented by original period detail, modern enhancements and natural light

Comparable Properties



39 Woodside St FITZROY NORTH 3068 (REI)

2 1 -

Price: \$1,590,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)

Agent Comments

LAND: 176m2



5 Rowe St FITZROY NORTH 3068 (REI)

2 1 -

Price: \$1,615,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments

LAND: 175m2



94 Scotchmer St FITZROY NORTH 3068 (REI)

2 1 -

Price: \$1,590,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)

Agent Comments

LAND: 145m2