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	Pro	operty Type	Ηοι	ise		Suburb	Fitzroy		
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 six months 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	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:

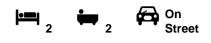
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445 George Street, Fitzroy Vic 3065







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 2 - 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 2 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 2 - Price: \$1,590,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res)	Agent Comments LAND: 145m2

Account - Jellis Craig | P: 03 8415 6100



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Simon Shrimpton 03 8415 6100 0411 889 577 simonshrimpton@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2025: \$1,450,000