

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

47 Cecil Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

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.

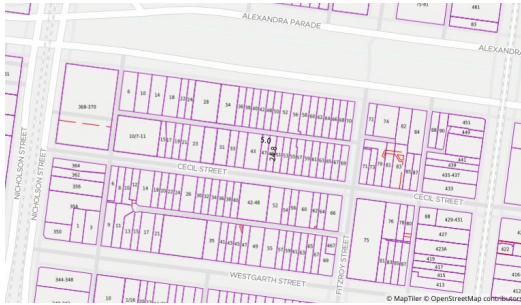
	Address of comparable property	Price	Date of sale
1	20 Fergie St FITZROY NORTH 3068	\$2,000,000	05/05/2026
2	590 Rathdowne St CARLTON NORTH 3054	\$1,970,000	24/04/2026
3	24 Noone St CLIFTON HILL 3068	\$1,850,000	28/02/2026

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:

02/06/2026 12:41



Property Type: House

Land Size: 124 sqm approx

Agent Comments

Comparable Properties



20 Fergie St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$2,000,000

Method: Sold Before Auction

Date: 05/05/2026

Property Type: House (Res)



590 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,970,000

Method: Private Sale

Date: 24/04/2026

Property Type: House



24 Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 129 sqm approx