

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

5/55 May Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$737,500

Property Type Unit

Suburb Fitzroy North

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	9/262 Barkly St FITZROY NORTH 3068	\$675,000	03/08/2026
2	6/90 May St FITZROY NORTH 3068	\$675,000	28/05/2026
3	9/10-12 Ida St FITZROY NORTH 3068	\$688,000	09/05/2026

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:

02/09/2026 10:51



2 1 1

Rooms: 3

Property Type: Villa

Agent Comments

Comparable Properties



9/262 Barkly St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 03/08/2026

Property Type: Apartment



6/90 May St FITZROY NORTH 3068 (VG)

Agent Comments

1 - -

Price: \$675,000

Method: Sale

Date: 28/05/2026

Property Type: Flat/Unit/Apartment (Res)



9/10-12 Ida St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

Price: \$688,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Apartment