

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

50 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,775,000

Property Type House

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	583 Rathdowne St CARLTON NORTH 3054	\$1,725,000	14/05/2026
2	590 Rathdowne St CARLTON NORTH 3054	\$1,970,000	24/04/2026
3	78 Michael St FITZROY NORTH 3068	\$1,970,000	19/03/2026

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:

19/08/2026 09:49

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

June quarter 2026: \$1,775,000



Property Type: House

Agent Comments

Comparable Properties



583 Rathdowne St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$1,725,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: House (Res)

Land Size: 173 sqm approx



590 Rathdowne St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$1,970,000

Method: Private Sale

Date: 24/04/2026

Property Type: House

Land Size: 209 sqm approx



78 Michael St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,970,000

Method: Private Sale

Date: 19/03/2026

Property Type: House

Land Size: 170 sqm approx