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	54 Best Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,680,000 Property Type House Suburb Fitzroy North

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	67 Seacombe St FITZROY NORTH 3068	$1,340,000	30/05/2026
2	17 York St FITZROY NORTH 3068	$1,450,000	15/04/2026
3	9 Freeman St FITZROY NORTH 3068	$1,480,000	17/03/2026

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: 01/06/2026 22:44

54 Best Street, Fitzroy North Vic 3068

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au

3 1 1

Rooms: 4
Property Type: House
Land Size: 156 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
March quarter 2026: $1,680,000

Comparable Properties

67 Seacombe St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,340,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments

17 York St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,450,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)

Agent Comments

9 Freeman St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,480,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata.com.au

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