

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

67 Taplin Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

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	90 Roseneath St CLIFTON HILL 3068	\$1,735,000	08/08/2026
2	526 Park St PRINCES HILL 3054	\$1,780,000	21/02/2026
3	22 Yambla St CLIFTON HILL 3068	\$1,720,050	18/02/2026

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:

11/08/2026 13:36

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2026: \$1,775,000



 3  2  1

Property Type: House (Res)

Land Size: 102 sqm approx

Agent Comments

Comparable Properties



90 Roseneath St CLIFTON HILL 3068 (REI)

Agent Comments

 3  2  1

Price: \$1,735,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)



526 Park St PRINCES HILL 3054 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,780,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 139 sqm approx



22 Yambla St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 3  3  1

Price: \$1,720,050

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 182 sqm approx

Account - Jellis Craig | P: 03 8415 6100