

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

74 Alexandra Parade, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,627,500

Property Type House

Suburb Fitzroy

Period - From 01/07/2025

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	870 Nicholson St FITZROY NORTH 3068	\$1,720,000	03/07/2026
2	34 Barkly St CARLTON 3053	\$1,720,000	16/06/2026
3	40 Clauscen St FITZROY NORTH 3068	\$1,620,000	31/03/2026

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:

30/07/2026 11:47



4 1 2

Property Type: House (Res)

Land Size: 344 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2026: \$1,627,500

Comparable Properties



870 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

4 2 1

Price: \$1,720,000

Method: Private Sale

Date: 03/07/2026

Property Type: House (Res)



34 Barkly St CARLTON 3053 (REI)

Agent Comments

4 2 -

Price: \$1,720,000

Method: Private Sale

Date: 16/06/2026

Property Type: House



40 Clausen St FITZROY NORTH 3068 (REI/VG)

Agent Comments

4 2 1

Price: \$1,620,000

Method: Private Sale

Date: 31/03/2026

Property Type: House (Res)

Land Size: 160 sqm approx