

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

75 Webb Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	12 Napier St FITZROY 3065	\$1,640,000	23/05/2026
2	336 George St FITZROY 3065	\$1,630,000	13/03/2026
3	159 Elgin St CARLTON 3053	\$1,730,000	26/02/2026

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:

26/08/2026 17:13



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



12 Napier St FITZROY 3065 (REI/VG)

Agent Comments

3 2 1

Price: \$1,640,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 112 sqm approx



336 George St FITZROY 3065 (REI/VG)

Agent Comments

3 1 -

Price: \$1,630,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 123 sqm approx



159 Elgin St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$1,730,000

Method: Sale

Date: 26/02/2026

Property Type: Flat

Land Size: 107 sqm approx