

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

87 Michael Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$2,450,000

&

\$2,650,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Fitzroy North

Period - From

01/04/2025

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	56 Paterson St PRINCES HILL 3054	\$2,630,000	02/05/2026
2	48 Bridge St NORTHCOTE 3070	\$2,520,000	14/03/2026
3	24 Jessie St NORTHCOTE 3070	\$2,660,000	04/12/2025

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:

20/05/2026 09:18



Property Type: House (Previously Occupied - Detached)
Land Size: 458 sqm approx
 Agent Comments

Indicative Selling Price

\$2,450,000 - \$2,650,000

Median House Price

Year ending March 2026: \$1,710,000

Comparable Properties



56 Paterson St PRINCES HILL 3054 (REI)

Agent Comments



Price: \$2,630,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 245 sqm approx



48 Bridge St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,520,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)



24 Jessie St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,660,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 464 sqm approx

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