

# 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

94 Rae Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,500,000

&

\$3,800,000

### Median sale price

Median price \$1,788,000

Property Type House

Suburb Fitzroy North

Period - From 01/10/2025

to 31/12/2025

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 | 118 McIlwraith St PRINCES HILL 3054 | \$3,700,000 | 16/12/2025   |
| 2 | 71 Budd St COLLINGWOOD 3066         | \$3,830,000 | 25/10/2025   |
| 3 | 117 Drummond St CARLTON 3053        | \$3,500,000 | 13/10/2025   |

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:

07/04/2026 21:16

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**Indicative Selling Price**

\$3,500,000 - \$3,800,000

**Median House Price**

December quarter 2025: \$1,788,000



3 3 1

**Property Type:** House

Agent Comments

## Comparable Properties



**118 McIlwraith St PRINCES HILL 3054 (VG)**

Agent Comments

3 - -

**Price:** \$3,700,000

**Method:** Sale

**Date:** 16/12/2025

**Property Type:** House - Attached House N.E.C.

**Land Size:** 253 sqm approx



**71 Budd St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

3 2 2

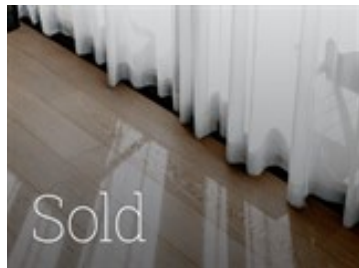
**Price:** \$3,830,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 179 sqm approx



**117 Drummond St CARLTON 3053 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$3,500,000

**Method:** Private Sale

**Date:** 13/10/2025

**Property Type:** House (Res)

**Land Size:** 158 sqm approx

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