

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

52 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,240,000 & \$1,340,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Fitzroy

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	333 Napier St FITZROY 3065	\$1,385,000	08/11/2025
2	3 Greeves St FITZROY 3065	\$1,330,500	29/10/2025
3	84 Kerr St FITZROY 3065	\$1,350,000	17/10/2025

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:

06/03/2026 11:20

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2 1 0

Rooms: 4
Property Type: House
Land Size: 134 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,240,000 - \$1,340,000
Median House Price
December quarter 2025: \$1,402,500

Comparable Properties



333 Napier St FITZROY 3065 (REI)

2 1 -

[Agent Comments](#)

98m2

Price: \$1,385,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)



3 Greeves St FITZROY 3065 (REI/VG)

2 1 -

[Agent Comments](#)

Price: \$1,330,500
Method: Private Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 140 sqm approx



84 Kerr St FITZROY 3065 (REI/VG)

2 1 -

[Agent Comments](#)

Price: \$1,350,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 108 sqm approx

Account - Jellis Craig | P: 03 8415 6100