

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 9/51 Delbridge Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$759,000 Property Type Unit 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	2/51 Delbridge St FITZROY NORTH 3068	\$526,000	07/02/2026
2	303/96 Charles St FITZROY 3065	\$550,000	21/10/2025
3	3/578 Nicholson St FITZROY NORTH 3068	\$582,500	24/09/2025

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: 03/03/2026 09:25



Property Type: Strata Unit/Flat

Land Size: 40 sqm approx

Agent Comments

Comparable Properties



2/51 Delbridge St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$526,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Apartment



303/96 Charles St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment



3/578 Nicholson St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$582,500

Method: Private Sale

Date: 24/09/2025

Property Type: Apartment