

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 3/91 Clauscen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2026 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	15 Alsace St BRUNSWICK EAST 3057	\$1,180,000	19/03/2026
2	2/211 Nicholson St BRUNSWICK EAST 3057	\$1,091,000	27/01/2026
3	11/1 Marshall Pl CLIFTON HILL 3068	\$1,170,000	08/11/2025

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: 22/04/2026 14:52

Antony Harbor

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

March quarter 2026: \$695,000



 2  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



15 Alsace St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,180,000

Method: Sold Before Auction

Date: 19/03/2026

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



2/211 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,091,000

Method: Private Sale

Date: 27/01/2026

Property Type: Townhouse (Single)



11/1 Marshall Pl CLIFTON HILL 3068 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,170,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100