

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

28 Newry Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$1,680,000 Property Type House 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	86 Curtain St CARLTON NORTH 3054	\$2,185,000	04/12/2025
2	128 Faraday St CARLTON 3053	\$2,110,000	30/11/2025
3			

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.

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

March quarter 2026: \$1,680,000



 4  2  0

Property Type: House (Res)

Land Size: 139 sqm approx

Agent Comments

Comparable Properties



86 Curtain St CARLTON NORTH 3054 (REI/VG)

Agent Comments

 4  1  -

Price: \$2,185,000

Method: Private Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 157 sqm approx



128 Faraday St CARLTON 3053 (REI/VG)

Agent Comments

 4  2  -

Price: \$2,110,000

Method: Sold Before Auction

Date: 30/11/2025

Property Type: House (Res)

Land Size: 83 sqm approx

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.

Account - Jellis Craig | P: 03 9403 9300



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