

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

12 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,475,000 & \$1,550,000

Median sale price

Median price \$2,344,000 Property Type House Suburb Fitzroy

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 | 6 Gore St FITZROY 3065 | \$1,638,000 | 07/03/2026 |
| 2 | 20 Little Elgin St CARLTON 3053 | \$1,420,000 | 25/02/2026 |
| 3 | 320 Fitzroy St FITZROY 3065 | \$1,520,000 | 29/01/2026 |

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: 30/04/2026 12:58

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Indicative Selling Price

\$1,475,000 - \$1,550,000

Median House Price

March quarter 2026: \$2,344,000



3 1 1

Rooms: 4

Property Type: Townhouse/House

Land Size: 120 sqm approx

Agent Comments

Super contemporary 1980s built townhouse - renovated into architectural contemporary residence by Pleysier Perkins Architects (circa 2005) offering 3 bedrooms, central bathroom, 2nd toilet/laundry area, open plan living with delightful courtyard with ROW (can accommodate a small vehicle only).

Comparable Properties



6 Gore St FITZROY 3065 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,638,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Townhouse (Res)



20 Little Elgin St CARLTON 3053 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,420,000

Method: Private Sale

Date: 25/02/2026

Property Type: Townhouse (Res)



320 Fitzroy St FITZROY 3065 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,520,000

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8415 6100



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