

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 532a Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$875,000 & \$950,000

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	9 Laura PI FITZROY NORTH 3068	\$988,000	19/04/2026
2	21/466 Nicholson St FITZROY NORTH 3068	\$925,000	28/02/2026
3	2/186 Easey St COLLINGWOOD 3066	\$950,000	21/01/2026

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: 29/04/2026 13:50

Michael Amarant

03 8415 6100

0411 144 569

michaelamarant@jellisrcraig.com.au



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Rooms: 4**Property Type:** Townhouse (Res)**Land Size:** 71 sqm approx**Agent Comments**

Contemporary two level townhouse (built circa 2015) with its own street entry and open plan living. On a strata plan but with no owners corporation - rare self contained townhouse with easy CBD access.

Indicative Selling Price

\$875,000 - \$950,000

Median Unit Price

March quarter 2026: \$695,000

Comparable Properties

**9 Laura PI FITZROY NORTH 3068 (REI)****Agent Comments**

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Price: \$988,000**Method:** Private Sale**Date:** 19/04/2026**Property Type:** Townhouse (Single)**21/466 Nicholson St FITZROY NORTH 3068 (REI)****Agent Comments**

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Price: \$925,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** Townhouse (Res)**2/186 Easey St COLLINGWOOD 3066 (REI/VG)****Agent Comments**

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Price: \$950,000**Method:** Private Sale**Date:** 21/01/2026**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100