

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 23 Seacombe Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,788,000 Property Type House 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	116 Palmerston St CARLTON 3053	\$1,205,000	14/02/2026
2	24 Coleman St FITZROY NORTH 3068	\$1,150,000	17/12/2025
3	6 Batman St FITZROY NORTH 3068	\$1,235,000	18/10/2025

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: 16/02/2026 14:55



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Property Type: House (Res)

Land Size: 109 sqm approx

Agent Comments

Comparable Properties



116 Palmerston St CARLTON 3053 (REI)

Agent Comments

2 1 -

Price: \$1,205,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 126 sqm approx



24 Coleman St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 -

112 sqm approx

Price: \$1,150,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)



6 Batman St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 -

Price: \$1,235,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 123 sqm approx