

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 35 Birkenhead Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	73 Ramsden St CLIFTON HILL 3068	\$1,461,000	30/01/2026
2	37 York St FITZROY NORTH 3068	\$1,501,000	18/10/2025
3	18 Newry St FITZROY NORTH 3068	\$1,530,000	13/10/2025

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: 22/02/2026 20:26



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Rooms: 4
Property Type: House (Res)
Land Size: 138 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
December quarter 2025: \$1,788,000

Comparable Properties



73 Ramsden St CLIFTON HILL 3068 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,461,000
Method: Private Sale
Date: 30/01/2026
Property Type: House



37 York St FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,501,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 137 sqm approx



18 Newry St FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,530,000
Method: Sold Before Auction
Date: 13/10/2025
Property Type: House (Res)
Land Size: 138 sqm approx

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423



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