

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 90 Park Street, Fitzroy North Vic 3068

Indicative selling price

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

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

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	35 Egremont St FITZROY NORTH 3068	\$2,100,000	17/12/2025
2	224 Clarke St NORTHCOTE 3070	\$2,200,000	13/12/2025
3	86 Curtain St CARLTON NORTH 3054	\$2,185,000	04/12/2025

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: 17/02/2026 16:06

Antony Woodley
8415 6100
0421 286 741

antonywoodley@jelliscraig.com.au

Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
December quarter 2025: \$1,788,000



3 2 1

Rooms: 6
Property Type: House
Land Size: 171 sqm approx
[Agent Comments](#)

Comparable Properties



35 Egremont St FITZROY NORTH 3068 (REI)

[Agent Comments](#)

3 2 1

Price: \$2,100,000
Method: Private Sale
Date: 17/12/2025
Property Type: House



224 Clarke St NORTHCOTE 3070 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,200,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)



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

Account - Jellis Craig | P: 03 8415 6100