

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

78 Michael Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

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	180 Amess St CARLTON NORTH 3054	\$2,000,000	22/11/2025
2	244 Alexandra Pde.E CLIFTON HILL 3068	\$1,900,000	07/11/2025
3	803 Drummond St CARLTON NORTH 3054	\$1,920,000	05/11/2025

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:

02/02/2026 10:51

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Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
December quarter 2025: \$1,788,000

Comparable Properties



180 Amess St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 193 sqm approx



244 Alexandra Pde.E CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: House (Res)



803 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,920,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)

Account - Jellis Craig | P: 03 8415 6100