

# 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 46 Reid Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$759,000 Property Type Unit 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 | 1/28 Reid St FITZROY NORTH 3068      | \$1,590,000 | 12/02/2026   |
| 2 | 118 Nicholson St BRUNSWICK EAST 3057 | \$1,530,000 | 31/01/2026   |
| 3 | 124 Cecil St FITZROY 3065            | \$1,550,000 | 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.~~

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median Unit Price**

December quarter 2025: \$759,000



4 3 2

**Rooms:** 5

**Property Type:** Townhouse.

**Land Size:** Strata sqm approx

Agent Comments

## Comparable Properties



1/28 Reid St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

**Price:** \$1,590,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** House



118 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments

4 3 1

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** House (Res)



124 Cecil St FITZROY 3065 (REI/VG)

Agent Comments

4 2 1

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 13/10/2025

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 8415 6100