

# 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

17 Westgarth Street, Fitzroy Vic 3065

### Indicative selling price

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

Range between

\$3,900,000

&

\$4,290,000

### Median sale price

Median price

\$1,562,000

Property Type

House

Suburb

Fitzroy

Period - From

01/01/2025

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	132 Mcilwraith St PRINCES HILL 3054	\$4,135,000	04/12/2025
2			
3			

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 12:34



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 379 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,900,000 - \$4,290,000  
**Median House Price**  
Year ending December 2025: \$1,562,000

## Comparable Properties



**132 McIlwraith St PRINCES HILL 3054 (REI/VG)**

**Agent Comments**



**Price:** \$4,135,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 505 sqm approx

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.