

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

154 Miller Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

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	25 Andrew St NORTHCOTE 3070	\$1,650,000	27/02/2026
2	33 Hodgkinson St CLIFTON HILL 3068	\$1,650,000	13/02/2026
3	70 Barry St NORTHCOTE 3070	\$1,550,000	04/10/2025

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:

03/03/2026 15:28

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,788,000



 3  1  1

Property Type: House (Res)

Land Size: 324 sqm approx

Agent Comments

Comparable Properties



25 Andrew St NORTHCOTE 3070 (REI)

 3  1  1

Agent Comments

429 sqm approx

Price: \$1,650,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: House (Res)



33 Hodgkinson St CLIFTON HILL 3068 (REI)

 3  1  1

Agent Comments

197 sqm

Price: \$1,650,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: House (Res)



70 Barry St NORTHCOTE 3070 (REI/VG)

 3  1  1

Agent Comments

Price: \$1,550,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 211 sqm approx

Account - Jellis Craig | P: 03 8415 6100