

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 40 Clauscen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,500,000 & \$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	29 Walker St NORTHCOTE 3070	\$1,612,000	22/11/2025
2	461 Nicholson St CARLTON NORTH 3054	\$1,650,000	18/11/2025
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: 22/01/2026 16:59



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,788,000

Comparable Properties



29 Walker St NORTHCOTE 3070 (REI)

Agent Comments

4 1 -

Price: \$1,612,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

461 Nicholson St CARLTON NORTH 3054 (VG)

Agent Comments

4 - -

Price: \$1,650,000

Method: Sale

Date: 18/11/2025

Property Type: House - Attached House N.E.C.

Land Size: 327 sqm approx



70 Barry St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 1

Price: \$1,550,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 211 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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