

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

203/26 NICHOLSON STREET FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

302/22 NICHOLSON STREET FITZROY NORTH VIC 3068	\$625,000	16-Dec-25
237/4 BIK LANE FITZROY NORTH VIC 3068	\$610,000	06-Feb-26
315/4 BIK LANE FITZROY NORTH VIC 3068	\$620,000	18-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 04 March 2026



**302/22 NICHOLSON STREET
FITZROY NORTH VIC 3068**

2 2 1

Sold Price **\$625,000** Sold Date **16-Dec-25**

Distance **0km**



**237/4 BIK LANE FITZROY NORTH
VIC 3068**

2 1 1

Sold Price ^{RS} **\$610,000** Sold Date **06-Feb-26**

Distance **1.11km**



**315/4 BIK LANE FITZROY NORTH
VIC 3068**

2 2 1

Sold Price **\$620,000** Sold Date **18-Dec-25**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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