

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

258 Park Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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	135 Barkly St BRUNSWICK EAST 3057	\$1,920,000	21/02/2026
2	683 Station St CARLTON NORTH 3054	\$1,805,000	03/12/2025
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: 03/03/2026 12:17

Antony Harbor

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2025: \$1,788,000

**Property Type:** House

Agent Comments

Comparable Properties

**135 Barkly St BRUNSWICK EAST 3057 (REI)**

Agent Comments

**Price:** \$1,920,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** House (Res)**683 Station St CARLTON NORTH 3054 (REI/VG)**

Agent Comments

**Price:** \$1,805,000**Method:** Sold Before Auction**Date:** 03/12/2025**Property Type:** House (Res)**Land Size:** 209 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.

Account - Jellis Craig | P: 03 8415 6100



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