

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 346 Rae 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	42 Woodside St FITZROY NORTH 3068	\$1,555,000	26/02/2026
2	32 Newry St FITZROY NORTH 3068	\$1,710,000	21/02/2026
3	8 Mark St FITZROY NORTH 3068	\$1,619,000	22/01/2026

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 09:11



Property Type: House

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



42 Woodside St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,555,000

Method: Auction Sale

Date: 26/02/2026

Property Type: House (Res)

Land Size: 184 sqm approx



32 Newry St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 138 sqm approx



8 Mark St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,619,000

Method: Sold Before Auction

Date: 22/01/2026

Property Type: House (Res)

Land Size: 150 sqm approx