

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

16/247 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$845,000

Median sale price

Median price

\$759,000

Property Type

Unit

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	46/9-19 Miller St FITZROY NORTH 3068	\$820,000	22/11/2025
2	g13 Bundara St FITZROY NORTH 3068	\$801,000	07/11/2025
3	5/3 Miller St FITZROY NORTH 3068	\$831,000	31/10/2025

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:

02/03/2026 09:40



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



46/9-19 Miller St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



g13 Bundara St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$801,000

Method: Private Sale

Date: 07/11/2025

Property Type: Townhouse (Single)



5/3 Miller St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$831,000

Method: Private Sale

Date: 31/10/2025

Property Type: Townhouse (Single)