

## 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

103 BEST STREET FITZROY NORTH VIC 3068

### Indicative selling price

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

Single Price

or range  
between

\$1,700,000

&

\$1,870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Feb 2025

to

31 Jan 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

252 PARK STREET FITZROY NORTH VIC 3068	\$1,700,000	18-Oct-25
87 BEST STREET FITZROY NORTH VIC 3068	\$1,830,000	24-May-25
61 BIRKENHEAD STREET FITZROY NORTH VIC 3068	\$1,850,000	17-Apr-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: 16 February 2026


**252 PARK STREET FITZROY  
NORTH VIC 3068**
 3   
  2   
  1

 Sold Price    **\$1,700,000**    Sold Date    **18-Oct-25**

 Distance    **0.28km**
**Notes from your agent**

Bigger land size yet smaller floorspace with same room numbers. Beautifully styled. Unrenovated kitchen. Sold quickly yet not maximum price.


**87 BEST STREET FITZROY NORTH  
VIC 3068**
 3   
  2

 Sold Price    **\$1,830,000**    Sold Date    **24-May-25**

 Distance    **0.04km**

**61 BIRKENHEAD STREET FITZROY  
NORTH VIC 3068**
 3   
  2

 Sold Price    **\$1,850,000**    Sold Date    **17-Apr-25**

 Distance    **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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