

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

11/672 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jan 2025

to

31 Dec 2025

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

2/582 NICHOLSON STREET FITZROY NORTH VIC 3068	\$920,000	04-Dec-25
18/682 NICHOLSON STREET FITZROY NORTH VIC 3068	\$880,000	03-Nov-25
13/103 ROSE STREET FITZROY VIC 3065	\$915,000	15-Nov-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: 27 January 2026



**2/582 NICHOLSON STREET
FITZROY NORTH VIC 3068**

2 2 1

Sold Price **\$920,000** Sold Date **04-Dec-25**

Distance **0.22km**



**18/682 NICHOLSON STREET
FITZROY NORTH VIC 3068**

2 1 1

Sold Price **\$880,000** Sold Date **03-Nov-25**

Distance **0.04km**

13/103 Rose Street, Fitzroy



**13/103 ROSE STREET FITZROY VIC
3065**

2 1 2

Sold Price **\$915,000** Sold Date **15-Nov-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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