

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 33 Willowbank Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,650,000 & \$2,850,000

Median sale price

Median price \$1,635,000 Property Type House Suburb Fitzroy North

Period - From 01/07/2025 to 30/09/2025 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	38 Alister St FITZROY NORTH 3068	\$2,625,000	22/11/2025
2			
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.~~

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Indicative Selling Price

\$2,650,000 - \$2,850,000

Median House Price

September quarter 2025: \$1,635,000



Property Type: House (Res)

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



38 Alister St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$2,625,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

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.