

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

8/600 Nicholson Street, Fitzroy North, Vic 3068

Indicative selling price

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

Single price \$639,000

Median sale price

Median price

\$880,500

Property type

Unit

Suburb

Fitzroy North

Period - From

01/05/2026

to

31/07/2026

Source



PropTrack

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
311/380 St Georges Road, Fitzroy North, VIC 3068	\$635,000	11/06/2026
10/8 Elgin Street, Carlton, VIC 3053	\$647,000	15/04/2026
54/1 St David Street, Fitzroy, VIC 3065	\$649,999	31/03/2026

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: 12/08/2026