

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address including suburb and postcode

50 Alexandra Parade, Fitzroy 3065

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$950,000 & \$1,075,000

**Median sale price**

Median price \$1,571,000 \*House x \*unit  Suburb or locality Fitzroy  
Period - From 1 April 2025 to 31 March 2026 Source Cotality

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2 kilometres of the property for sale in the last 6 months

Address of comparable property	Price	Date of sale
1. 25 St Georges Rd Fitzroy North	\$1,349,250	12/11/25
2. 470 Brunswick St Fitzroy North	\$1,110,000	14/2/26
3. 24 Coleman St Fitzroy North	\$1,150,000	19/12/25