

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

5/38-42 YORK 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jul 2025

to

30 Jun 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

207/81 ARGYLE STREET FITZROY VIC 3065	\$452,500	04-Mar-26
4/8 BENNETT STREET FITZROY NORTH VIC 3068	\$446,000	13-Feb-26

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: 29 July 2026


**207/81 ARGYLE STREET FITZROY
VIC 3065**

 1
  1
  1

Sold Price

\$452,500

Sold Date

04-Mar-26

Distance

0.58km

**4/8 BENNETT STREET FITZROY
NORTH VIC 3068**

 1
  1
  1

Sold Price

\$446,000

Sold Date

13-Feb-26

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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