

# 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

5/22 Best Street, Fitzroy North Vic 3068

### Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2025 to 31/03/2026 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	67 Rushall Cr FITZROY NORTH 3068	\$1,865,000	31/03/2026
2	928 Swanston St CARLTON 3053	\$1,810,000	14/03/2026
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.

This Statement of Information was prepared on:

27/04/2026 15:58

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**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

Year ending March 2026: \$1,710,000



 3    2    2

**Property Type:** House

Agent Comments

## Comparable Properties



67 Rushall Cr FITZROY NORTH 3068 (REI)

Agent Comments

 3    2    2

**Price:** \$1,865,000

**Method:** Private Sale

**Date:** 31/03/2026

**Property Type:** House

**Land Size:** 256 sqm approx



928 Swanston St CARLTON 3053 (REI)

Agent Comments

 3    1    1

**Price:** \$1,810,000

**Method:** Auction Sale

**Date:** 14/03/2026

**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.

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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