

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

232 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,480,000 & \$1,600,000

Median sale price

Median price \$2,344,000 Property Type House Suburb Fitzroy

Period - From 01/01/2026 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	23 York St FITZROY NORTH 3068	\$1,600,000	13/02/2026
2	34 George St FITZROY 3065	\$1,550,000	17/12/2025
3	25 Gore St FITZROY 3065	\$1,525,000	13/12/2025

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:

29/04/2026 11:25



Property Type: House

Agent Comments

Indicative Selling Price

\$1,480,000 - \$1,600,000

Median House Price

March quarter 2026: \$2,344,000

Comparable Properties



23 York St FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$1,600,000

Method: Sale

Date: 13/02/2026

Property Type: House - Attached House N.E.C.

Land Size: 132 sqm approx



34 George St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 200 sqm approx



25 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,525,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 120 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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