

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

2/70 Nicholson Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Fitzroy

Period - From

01/10/2024

to

30/09/2025

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	311/51 Rathdowne St CARLTON 3053	\$385,000	16/10/2025
2	2/176 Fitzroy St FITZROY 3065	\$380,000	20/09/2025
3	305/81 Argyle St FITZROY 3065	\$425,000	11/07/2025

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:

21/10/2025 11:20



Property Type:
Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

Year ending September 2025: \$810,000

Comparable Properties



311/51 Rathdowne St CARLTON 3053 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 16/10/2025

Rooms: 2

Property Type: Apartment



2/176 Fitzroy St FITZROY 3065 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 20/09/2025

Property Type: Apartment



305/81 Argyle St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 11/07/2025

Property Type: Apartment