

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 43 Alexandra Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,680,000 Property Type House Suburb Fitzroy North

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	93 Princes St CARLTON 3053	\$1,150,000	17/03/2026
2	527 Brunswick St FITZROY NORTH 3068	\$1,207,500	28/02/2026
3	25 Vere St COLLINGWOOD 3066	\$1,257,000	25/02/2026

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: 18/06/2026 14:50



Property Type: House

Agent Comments

Comparable Properties



93 Princes St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 114 sqm approx



527 Brunswick St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,207,500

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 173 sqm approx



25 Vere St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$1,257,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 129 sqm approx