

5 Argyle Street, Fitzroy Vic 3065



3 Bed 2 Bath - Car

Property Type: House (Res)

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2025:

\$1,562,000

Comparable Properties



106 Hotham Street, COLLINGWOOD 3066 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,530,000

Method: Private Sale

Date: 02/12/2025

Property Type: House

Agent Comments: Superior land size, similar accommodation and style.



94 Howard Street, NORTH MELBOURNE 3051 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,550,000

Method: Private Sale

Date: 17/11/2025

Property Type: House

Agent Comments: Superior land size, inferior aspect and accommodation.



59 Little Palmerston Street, CARLTON 3053 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,450,000

Method: Private Sale

Date: 18/10/2025

Property Type: House (Res)

Agent Comments: Superior position, inferior accommodation and aspect.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,562,000 House x Suburb Fitzroy

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales

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
106 Hotham Street, COLLINGWOOD 3066	\$1,530,000	02/12/2025
94 Howard Street, NORTH MELBOURNE 3051	\$1,550,000	17/11/2025
59 Little Palmerston Street, CARLTON 3053	\$1,450,000	18/10/2025

This Statement of Information was prepared on:

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