



Real Estate

STATEMENT OF INFORMATION

95 CHARLES STREET, FITZROY, VIC 3065

PREPARED BY BRIDGET WEHBE, ZED REAL ESTATE, PHONE: 0407 807 030



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95 CHARLES STREET, FITZROY, VIC 3065

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Indicative Selling Price

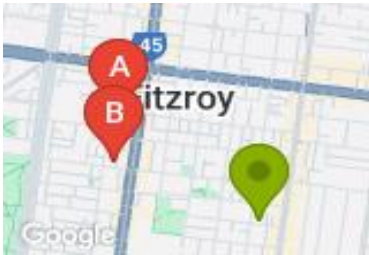
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,088,888 to \$1,188,888

Provided by: Bridget Wehbe, Zed Real Estate

MEDIAN SALE PRICE



FITZROY, VIC, 3065

Suburb Median Sale Price (House)

\$1,717,500

01 April 2024 to 31 March 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



22 GREEVES ST, FITZROY, VIC 3065

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Sale Price

****\$1,142,500**

Sale Date: 20/05/2025

Distance from Property: 594m



83 MOOR ST, FITZROY, VIC 3065

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Sale Price

***\$1,110,000**

Sale Date: 06/05/2025

Distance from Property: 524m



This report has been compiled on 10/06/2025 by Zed Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

95 CHARLES STREET, FITZROY, VIC 3065

Indicative selling price

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

Price Range:

\$1,088,888 to \$1,188,888

Median sale price

Median price

\$1,717,500

Property type

House

Suburb

FITZROY

Period

01 April 2024 to 31 March 2025

Source

pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

22 GREEVES ST, FITZROY, VIC 3065	**\$1,142,500	20/05/2025
83 MOOR ST, FITZROY, VIC 3065	*\$1,110,000	06/05/2025

This Statement of Information was prepared on:

10/06/2025