

## 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

19 DUDLEY STREET FITZROY NORTH VIC 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,460,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

9 FRENCH AVENUE BRUNSWICK EAST VIC 3057	\$1,510,000	11-Oct-25
13 DUDLEY STREET FITZROY NORTH VIC 3068	\$1,565,000	16-Oct-24
10 WHITE STREET FITZROY NORTH VIC 3068	\$1,840,000	22-Mar-25

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 6 months.

This Statement of Information was prepared on: 13 March 2026

Steve Earl  
 P 0394881888  
 M 0432685173  
 E steve@harringtonearl.com.au



**9 FRENCH AVENUE BRUNSWICK EAST VIC 3057**

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Sold Price **\$1,510,000** Sold Date **11-Oct-25**

Distance **0.73km**



**13 DUDLEY STREET FITZROY NORTH VIC 3068**

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Sold Price **\$1,565,000** Sold Date **16-Oct-24**

Distance **0.03km**



**10 WHITE STREET FITZROY NORTH VIC 3068**

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Sold Price **\$1,840,000** Sold Date **22-Mar-25**

Distance **0.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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