

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

26/86 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$910,000

&

\$1,000,000

Median sale price

Median price \$737,500

Property Type Unit

Suburb Fitzroy North

Period - From 01/04/2026

to

30/06/2026

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	3/97 Elgin St CARLTON 3053	\$1,021,000	24/07/2026
2	1/7-29 Little Palmerston St CARLTON 3053	\$938,000	13/06/2026
3	66/682 Nicholson St FITZROY NORTH 3068	\$958,000	17/02/2026

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:

28/07/2026 15:11

26/86 Queens Parade, Fitzroy North Vic 3068



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$910,000 - \$1,000,000

Median Unit Price

June quarter 2026: \$737,500

Comparable Properties



3/97 Elgin St CARLTON 3053 (REI)

Agent Comments

 3  2  1

Price: \$1,021,000

Method: Sold Before Auction

Date: 24/07/2026

Property Type: Apartment

Land Size: 115 sqm approx



1/7-29 Little Palmerston St CARLTON 3053 (REI)

Agent Comments

 3  2  1

Price: \$938,000

Method: Private Sale

Date: 13/06/2026

Property Type: Apartment



66/682 Nicholson St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 3  2  1

Price: \$958,000

Method: Private Sale

Date: 17/02/2026

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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