

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

118 Clauscen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Fitzroy North

Period - From 01/07/2025

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	148 Westgarth St FITZROY 3065	\$1,450,000	05/06/2026
2	67 Seacombe St FITZROY NORTH 3068	\$1,340,000	30/05/2026
3	104 Clauscen St FITZROY NORTH 3068	\$1,355,000	28/03/2026

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:

14/07/2026 10:46



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Property Type: House (Res)

Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2026: \$1,710,000

Comparable Properties



148 Westgarth St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$1,450,000

Method: Private Sale

Date: 05/06/2026

Property Type: House

Land Size: 200 sqm approx



67 Seacombe St FITZROY NORTH 3068 (REI)

Agent Comments

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Price: \$1,340,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



104 Clauscen St FITZROY NORTH 3068 (REI/VG)

Agent Comments

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Price: \$1,355,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 167 sqm approx

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