

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

\$1,300,000

&

\$1,380,000

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	153 Leicester St FITZROY 3065	\$1,316,000	25/07/2026
2	54 Best St FITZROY NORTH 3068	\$1,330,000	17/07/2026
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:

09/08/2026 14:29



3
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

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

Comparable Properties



153 Leicester St FITZROY 3065 (REI)

Agent Comments

2
 1
 -

Price: \$1,316,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)



54 Best St FITZROY NORTH 3068 (REI)

Agent Comments

3
 1
 1

Price: \$1,330,000

Method: Private Sale

Date: 17/07/2026

Property Type: House



104 Clauscen St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,355,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 167 sqm approx

Account - BigginScott | P: 03 9426 4000