

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

52 HOLDEN STREET FITZROY NORTH VIC 3068

Indicative selling price

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

Single Price

or range
between

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Feb 2025

to

31 Jan 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

364 RAE STREET FITZROY NORTH VIC 3068	\$1,790,000	13-Sep-25
14 WILLOWBANK ROAD FITZROY NORTH VIC 3068	\$1,785,000	22-Oct-25
505 BRUNSWICK STREET FITZROY NORTH VIC 3068	\$1,810,000	29-Nov-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 February 2026

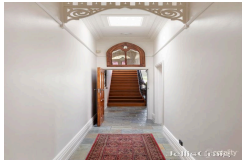
Kevin Fan
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364 RAE STREET FITZROY NORTH VIC 3068 Sold Price **\$1,790,000** Sold Date **13-Sep-25**

4 2 1

Distance **0.47km**



14 WILLOWBANK ROAD FITZROY NORTH VIC 3068 Sold Price **\$1,785,000** Sold Date **22-Oct-25**

3 1 1

Distance **0.61km**



505 BRUNSWICK STREET FITZROY NORTH VIC 3068 Sold Price ^{RS} **\$1,810,000** Sold Date **29-Nov-25**

4 2 1

Distance **1.36km**

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

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