

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

53 Alfred Crescent, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$2,700,000

&

\$2,900,000

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	87 Michael St FITZROY NORTH 3068	\$2,700,000	13/06/2026
2	52 Rowe St FITZROY NORTH 3068	\$3,100,000	23/05/2026
3	15 Alfred Cr FITZROY NORTH 3068	\$3,150,000	25/03/2026

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:

27/08/2026 09:25



4 2 1

Property Type: House (Res)

Agent Comments

Opposite Edinburgh Gardens with stunning park views

Comparable Properties



87 Michael St FITZROY NORTH 3068 (REI)

Agent Comments

4 2 1

Price: \$2,700,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)



52 Rowe St FITZROY NORTH 3068 (REI/VG)

Agent Comments

4 2 1

Price: \$3,100,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 353 sqm approx



15 Alfred Cr FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$3,150,000

Method: Private Sale

Date: 25/03/2026

Property Type: House (Res)

Land Size: 298 sqm approx