

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

6/199 Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$375,000

&

\$395,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Fitzroy North

Period - From

18/08/2024

to

17/08/2025

Source

Property Data

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	6/184 Barkly St FITZROY NORTH 3068	\$391,000	12/06/2025
2	4/2 Johnson St NORTHCOTE 3070	\$375,000	15/04/2025
3	8/31 Brunswick Rd BRUNSWICK EAST 3057	\$398,000	26/03/2025

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:

18/08/2025 10:51



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$375,000 - \$395,000
Median Unit Price
18/08/2024 - 17/08/2025: \$655,000

Comparable Properties



6/184 Barkly St FITZROY NORTH 3068 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$391,000
Method: Sold Before Auction
Date: 12/06/2025
Property Type: Apartment



4/2 Johnson St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$375,000
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment



8/31 Brunswick Rd BRUNSWICK EAST 3057 (VG)

Agent Comments

1 Bed - Bath - Car

Price: \$398,000
Method: Sale
Date: 26/03/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788