#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	6/199 Barkly Street, Fitzroy North Vic 3068
Including suburb and	
postcode	

#### 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	Pro	perty Type U	nit		Suburb	Fitzroy North
Period - From	18/08/2024	to	17/08/2025	So	urce	Property	<sup>,</sup> 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

7,01	aress of comparable property	1 1100	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



Date of sale











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)

Price: \$391.000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Apartment

**Agent Comments** 



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





Agent Comments

**Agent Comments** 

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

Property Type: Apartment



8/31 Brunswick Rd BRUNSWICK EAST 3057 (VG)



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.