

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

Single price

\$419,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Fitzroy North

Period - From

15/09/2024

to

14/09/2025

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	7/657 Brunswick St FITZROY NORTH 3068	\$403,000	03/06/2025
3	17/272 Barkly St FITZROY NORTH 3068	\$406,000	14/05/2025

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:

15/09/2025 11:09



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$419,000
Median Unit Price
15/09/2024 - 14/09/2025: \$650,000

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



7/657 Brunswick St FITZROY NORTH 3068 (VG)

Agent Comments

2 bed - bath - car

Price: \$403,000
Method: Sale
Date: 03/06/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



17/272 Barkly St FITZROY NORTH 3068 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$406,000
Method: Private Sale
Date: 14/05/2025
Property Type: Unit