

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

1/184 BARKLY 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 10/81 ALFRED CRESCENT FITZROY NORTH VIC 3068 | \$515,000 | 28-Mar-25 |
| 104/392 ST GEORGES ROAD FITZROY NORTH VIC 3068 | \$475,000 | 27-Apr-25 |
| 3/44 SOUTH CRESCENT NORTHCOTE VIC 3070 | \$460,000 | 08-Apr-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: 15 July 2025



**10/81 ALFRED CRESCENT FITZROY
NORTH VIC 3068**

Sold Price

\$515,000

Sold Date

28-Mar-25



1



1



1

Distance

1.01km



**104/392 ST GEORGES ROAD
FITZROY NORTH VIC 3068**

Sold Price

^{RS} **\$475,000**

Sold Date

27-Apr-25



1



1



1

Distance

0.29km



**3/44 SOUTH CRESCENT
NORTHCOTE VIC 3070**

Sold Price

\$460,000

Sold Date

08-Apr-25



1



1



1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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