

## 236 Barkly Street, Fitzroy North Vic 3068



**2 Bed 1 Bath 1 Car**

**Property Type:** House (Res)

**Indicative Selling Price**

\$1,125,000

**Median House Price**

Year ending September 2024:

\$1,765,500

## Comparable Properties



**37 Reid Street, Fitzroy North 3068 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 05/12/2024

**Property Type:** House

**Agent Comments:** Freshly presented two bedroom brick home.



**17 Davis Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$1,155,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** House (Res)

**Agent Comments:** Two bedroom brick home with some updates. Superior condition.



**854 Lygon Street, Carlton North 3054 (REI/VG)**

**2 Bed 1 Bath - Car**

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** House (res)

**Land Size:** 135 sqm approx

**Agent Comments:** Two bedroom brick home, inferior main road location.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

236 Barkly Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,125,000

#### Median sale price

Median price

\$1,765,500

House

x

Suburb

Fitzroy North

Period - From

01/10/2023

to

30/09/2024

Source

REIV

#### Comparable property sales

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
37 Reid Street, FITZROY NORTH 3068	\$1,120,000	05/12/2024
17 Davis Street, CARLTON NORTH 3054	\$1,155,000	23/11/2024
854 Lygon Street, CARLTON NORTH 3054	\$1,165,000	28/10/2024

This Statement of Information was prepared on:

24/02/2025