

236 Barkly Street, Fitzroy North Vic 3068



2 Bed 1 Bath 1 Car
Property Type: House (Res)
Indicative Selling Price
 \$1,100,000 - \$1,200,000
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

Range between \$1,100,000 & \$1,200,000

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:

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