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	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

Single price \$419,000

Median sale price

Median price	\$650,000	Pro	perty Type Un	t		Suburb	Fitzroy North
Period - From	15/09/2024	to	14/09/2025	Sc	urce	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

Add	dress 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 comparableproperties 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









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

Price: \$391.000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Apartment



7/657 Brunswick St FITZROY NORTH 3068 (VG)



Agent Comments

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)

Price: \$406,000



Agent Comments

Method: Private Sale Date: 14/05/2025

Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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