

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

7/241 Barkly Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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	5/16 The Esplanade CLIFTON HILL 3068	\$415,000	27/06/2025
2	5/29 Dwyer St CLIFTON HILL 3068	\$437,500	30/04/2025
3	10/8 Bennett St FITZROY NORTH 3068	\$445,000	08/04/2025

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:

09/09/2025 10:43



Property Type:
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
Year ending June 2025: \$650,000

Comparable Properties



5/16 The Esplanade CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 27/06/2025
Property Type: Apartment



5/29 Dwyer St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$437,500
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment



10/8 Bennett St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 08/04/2025
Property Type: Apartment

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