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: 4/8 Bennett Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $380,000 & $410,000

Median sale price

Median price $719,000 Property Type Unit Suburb Fitzroy North

Period - From 01/07/2025 to 30/09/2025 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	6/199 Barkly St FITZROY NORTH 3068	$400,000	18/09/2025
2			
3			

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: 02/12/2025 08:44

4/8 Bennett Street, Fitzroy North Vic 3068

JellisCraig

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$380,000 - $410,000
Median Unit Price
September quarter 2025: $719,000

There are no other older brick 1 bedroom apartment sales in Fitzroy North in the past 6 months

Comparable Properties



6/199 Barkly St FITZROY NORTH 3068 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment

Agent Comments

Similar style older apartment in the same suburb

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.

REIV THE DIFFERENCE

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