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	18/272 Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $775,000 & $820,000

Median sale price

Median price $695,000 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2026 to 31/03/2026 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	19/1102 Lygon St CARLTON NORTH 3054	$781,000	01/05/2026
2	15/203 Clarke St NORTHCOTE 3070	$815,000	27/03/2026
3	302/41 Miller St BRUNSWICK EAST 3057	$832,000	12/02/2026

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: 30/06/2026 11:00

18/272 Barkly Street, Fitzroy North Vic 3068

JellisCraig

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2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$775,000 - $820,000
Median Unit Price
March quarter 2026: $695,000

Comparable Properties



19/1102 Lygon St CARLTON NORTH 3054 (REI)

2 1 1

Price: $781,000
Method: Auction Sale
Date: 01/05/2026
Property Type: Apartment

Agent Comments



15/203 Clarke St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $815,000
Method: Auction Sale
Date: 27/03/2026
Property Type: Apartment

Agent Comments



302/41 Miller St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $832,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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