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	3/262 Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $570,000 & $610,000

Median sale price

Median price $667,500 Property Type Unit Suburb Fitzroy North

Period - From 03/04/2024 to 02/04/2025 Source 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	Price	Date of sale
1	4/165 Noone St CLIFTON HILL 3068	$620,000	25/02/2025
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: 03/04/2025 12:48

3/262 Barkly Street, Fitzroy North Vic 3068

Nelson Alexander



2 1 1

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$570,000 - $610,000
Median Unit Price
03/04/2024 - 02/04/2025: $667,500

Comparable Properties



4/165 Noone St CLIFTON HILL 3068 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment

Agent Comments

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.

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

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