6/184 Barkly Street, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
$335,000 - $365,000
Median House Price
Year ending March 2025: $710,000

Comparable Properties



8/22 Westgarth Street, NORTHCOTE 3070 (REI)

1 Bed 1 Bath 1 Car
Price: $360,000
Method: Private Sale
Date: 02/05/2025
Property Type: Apartment
Agent Comments: Same accommodation, similar style and condition, comparable location



15/210 Clarke Street, NORTHCOTE 3070 (VG)

1 Bed 1 Bath - Car
Price: $360,000
Method: Sale
Date: 15/03/2025
Property Type: Strata Flat - Single OYO Flat
Agent Comments: Same accommodation, inferior condition & location, comparable building



13/28 Ross St NORTHCOTE 3070 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $352,000
Method: Private Sale
Date: 27/02/2025
Property Type: Apartment
Agent Comments: Similar style and condition, same accommodation, inferior location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 6/184 Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $335,000 & $365,000

Median sale price

Median price $710,000 Unit x Suburb Fitzroy North

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
8/22 Westgarth Street, NORTHCOTE 3070	$360,000	02/05/2025
15/210 Clarke Street, NORTHCOTE 3070	$360,000	15/03/2025
13/28 Ross Street, NORTHCOTE 3070	$352,000	27/02/2025

This Statement of Information was prepared on: 28/05/2025

This guide must not be taken as legal advice.