

# 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

11/272 Barkly Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$680,000

&

\$730,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/01/2025

to

31/03/2025

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	3/262 Barkly St FITZROY NORTH 3068	\$697,500	24/04/2025
2	11/1023 Rathdowne St CARLTON NORTH 3054	\$730,000	03/03/2025
3	8/14 The Esplanade CLIFTON HILL 3068	\$705,000	30/11/2024

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:

21/05/2025 09:02

11/272 Barkly Street, Fitzroy North Vic 3068

**Jellis  
Craig**

Charles Atkins

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**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

March quarter 2025: \$605,000



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**3/262 Barkly St FITZROY NORTH 3068 (REI)**

Agent Comments

2 1 1

**Price:** \$697,500

**Method:** Sold Before Auction

**Date:** 24/04/2025

**Property Type:** Apartment



**11/1023 Rathdowne St CARLTON NORTH 3054 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 03/03/2025

**Property Type:** Apartment



**8/14 The Esplanade CLIFTON HILL 3068 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$705,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 8415 6100



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