

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

2/148a Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,680,000

Property Type House

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	80b Glenlyon Rd BRUNSWICK 3056	\$1,615,000	14/03/2026
2	1/28 Reid St FITZROY NORTH 3068	\$1,590,000	11/02/2026
3	140 Barkly St FITZROY NORTH 3068	\$1,675,000	02/12/2025

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:

14/05/2026 14:07

2/148a Barkly Street, Fitzroy North Vic 3068



 3  2  2

Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
March quarter 2026: \$1,680,000

Comparable Properties



80b Glenlyon Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  3  1

Price: \$1,615,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 166 sqm approx



1/28 Reid St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,590,000
Method: Private Sale
Date: 11/02/2026
Property Type: House (Res)



140 Barkly St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,675,000
Method: Private Sale
Date: 02/12/2025
Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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