

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

20-22 Batman Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$2,475,000

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	1a Ramsden St CLIFTON HILL 3068	\$2,475,000	30/03/2026
2	44 Fergie St FITZROY NORTH 3068	\$2,325,000	28/03/2026
3	440 Nicholson St FITZROY NORTH 3068	\$2,411,000	25/02/2026

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:

29/04/2026 13:59

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Indicative Selling Price

\$2,475,000

Median House Price

March quarter 2026: \$1,680,000



 4  2  2

Property Type: House

Land Size: 295 sqm approx

Agent Comments

Comparable Properties



1a Ramsden St CLIFTON HILL 3068 (REI)

Agent Comments

 4  3  2

Price: \$2,475,000

Method: Private Sale

Date: 30/03/2026

Property Type: House



44 Fergie St FITZROY NORTH 3068 (REI)

Agent Comments

 3  2  1

Price: \$2,325,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 184 sqm approx



440 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

 4  3  1

Price: \$2,411,000

Method: Private Sale

Date: 25/02/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 8415 6100