

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 \$2,575,000

Median sale price

Median price \$1,788,000

Property Type House

Suburb Fitzroy North

Period - From 01/10/2025

to 31/12/2025

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	679 Station St CARLTON NORTH 3054	\$2,550,000	19/03/2026
2	48 Bridge St NORTHCOTE 3070	\$2,520,000	14/03/2026
3	259 Glenlyon Rd FITZROY NORTH 3068	\$2,575,000	26/02/2026

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:

27/03/2026 12:11

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Indicative Selling Price

\$2,575,000

Median House Price

December quarter 2025: \$1,788,000



 4  2  2

Rooms: 5

Property Type: House

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



679 Station St CARLTON NORTH 3054 (REI)

Agent Comments

 3  2  1

Price: \$2,550,000

Method: Private Sale

Date: 19/03/2026

Property Type: House

Land Size: 254 sqm approx



48 Bridge St NORTHCOTE 3070 (REI)

Agent Comments

 4  1  2

Price: \$2,520,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land 370 square metres



259 Glenlyon Rd FITZROY NORTH 3068 (REI)

Agent Comments

 3  1  1

Price: \$2,575,000

Method: Private Sale

Date: 26/02/2026

Property Type: House

Land Size: 670 sqm approx

Account - Jellis Craig | P: 03 8415 6100