

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### 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	60b May St FITZROY NORTH 3068	\$2,325,000	28/02/2026
2	159 Leicester St FITZROY 3065	\$2,840,000	19/02/2026
3	15 Kent St FITZROY 3065	\$2,308,000	02/02/2026

**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:

03/03/2026 17:34



**Rooms:** 2  
**Property Type:** House  
**Land Size:** 295 approximately  
sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000

**Median House Price**  
December quarter 2025: \$1,788,000

One of a kind contemporary conversion offering 3 bedrooms plus 4th bedroom/study, huge open plan living area, 2 bathroom and 2 car garaging.

No like for like comparable sales - sales referred to are relevant - rather than comparable due to limited nature of comparable sales available within the proscribed 6 month period. Have referred to warehouse infused contemporary residences - which are the exception in an area like Fitzroy North (which is high on heritage protection) a very very limited sample.

## Comparable Properties



**60b May St FITZROY NORTH 3068 (REI)**

[Agent Comments](#)



**Price:** \$2,325,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)



**159 Leicester St FITZROY 3065 (REI)**

[Agent Comments](#)



**Price:** \$2,840,000  
**Method:** Auction Sale  
**Date:** 19/02/2026  
**Property Type:** House (Res)



**15 Kent St FITZROY 3065 (REI)**

[Agent Comments](#)



**Price:** \$2,308,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Property Type:** House (Res)