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	115/22 BARKLY STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$590,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

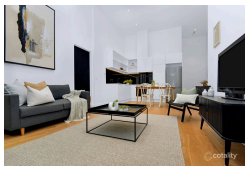
Address of comparable property	Price	Date of sale
12/22 BARKLY STREET BRUNSWICK EAST VIC 3057	$695,000	12-Aug-25
415/22 BARKLY STREET BRUNSWICK EAST VIC 3057	$650,000	22-Jul-25
403/24 BARKLY STREET BRUNSWICK EAST VIC 3057	$675,000	19-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 03 September 2025

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12/22 BARKLY STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS **$695,000** Sold Date **12-Aug-25**

Distance **0km**



415/22 BARKLY STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS **$650,000** Sold Date **22-Jul-25**

Distance **0km**



403/24 BARKLY STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$675,000** Sold Date **19-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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