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	526/22-26 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $565,000 Property Type Unit Suburb Brunswick East

Period - From 01/07/2025 to 30/09/2025 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	6003/172 Edward St BRUNSWICK EAST 3057	$460,000	03/09/2025
2	406/5 Union St BRUNSWICK 3056	$475,000	16/08/2025
3	219/24 Barkly St BRUNSWICK EAST 3057	$450,000	07/08/2025

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: 05/11/2025 10:08

526/22-26 Barkly Street, Brunswick East Vic 3057

JellisCraig

Johanna Doherty
8415 6100
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1 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
September quarter 2025: $565,000

Comparable Properties

6003/172 Edward St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Agent Comments

Price: $460,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment



406/5 Union St BRUNSWICK 3056 (REI/VG)

1 1 1

Agent Comments

Price: $475,000
Method: Private Sale
Date: 16/08/2025
Rooms: 2
Property Type: Apartment



219/24 Barkly St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Agent Comments

Price: $450,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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