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	415/22 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $615,000 & $675,000

Median sale price

Median price $551,250 Property Type Unit Suburb Brunswick East

Period - From 01/04/2024 to 31/03/2025 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	403/24 Barkly St BRUNSWICK EAST 3057	$675,000	19/03/2025
2	217/22 Barkly St BRUNSWICK EAST 3057	$706,000	06/03/2025
3	404/24 Barkly St BRUNSWICK EAST 3057	$671,000	12/02/2025

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: 04/07/2025 12:13

415/22 Barkly Street, Brunswick East Vic 3057

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



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Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Indicative Selling Price
$615,000 - $675,000
Median Unit Price
Year ending March 2025: $551,250

Comparable Properties



403/24 Barkly St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $675,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment

Agent Comments



217/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $706,000
Method: Auction Sale
Date: 06/03/2025
Property Type: Apartment

Agent Comments



404/24 Barkly St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $671,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment

Agent Comments

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