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	212a Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,385,000 Property Type House Suburb Brunswick

Period - From 01/04/2025 to 30/06/2025 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	4 Collier Cr BRUNSWICK 3056	$1,260,000	03/07/2025
2	1b Trinity St BRUNSWICK 3056	$1,280,000	12/04/2025
3	5/215 Edward St BRUNSWICK EAST 3057	$1,282,500	12/04/2025

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: 05/08/2025 09:15

212a Barkly Street, Brunswick Vic 3056

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3 1 2

Property Type: Townhouse (Res)
Land Size: 505 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2025: $1,385,000

I have selected the following comparable sales, due to the location, along with the style of accommodation. Although they do not represent an identical number of bedrooms or bathrooms, Barkly St, offers 2 car spaces. In my professional opinion, I believe an additional carspace is far more valuable than a bathroom.

Comparable Properties



4 Collier Cr BRUNSWICK 3056 (REI)

2 2 1

Price: $1,260,000
Method: Sold Before Auction
Date: 03/07/2025
Property Type: Townhouse (Res)
Land Size: 153 sqm approx

Agent Comments



1b Trinity St BRUNSWICK 3056 (REI)

3 2 1

Price: $1,280,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)

Agent Comments

5/215 Edward St BRUNSWICK EAST 3057 (REI)

3 2 1

Price: $1,282,500
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)

Agent Comments

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