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: 3/8 Barry Street, Brunswick Vic 3056

Indicative selling price

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

Single price: $1,250,000

Median sale price

Median price: $634,500 Property Type: Unit Suburb: Brunswick

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	710/4 Ballarat St BRUNSWICK 3056	$1,200,000	15/10/2025
2	68a Whitby St BRUNSWICK WEST 3055	$1,260,000	24/09/2025
3	39a Mountfield St BRUNSWICK 3056	$1,250,000	13/08/2025

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: 15/12/2025 16:34

3/8 Barry Street, Brunswick Vic 3056

JellisCraig

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au

Indicative Selling Price
$1,250,000
Median Unit Price
September quarter 2025: $634,500



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



710/4 Ballarat St BRUNSWICK 3056 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 15/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



68a Whitby St BRUNSWICK WEST 3055 (REI/VG)

3 2 1

Price: $1,260,000
Method: Sold Before Auction
Date: 24/09/2025
Property Type: Townhouse (Res)
Land Size: 141 sqm approx

Agent Comments

Slightly larger and older 3 bed 2 bath townhouse within 2km



39a Mountfield St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $1,250,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: Townhouse (Res)
Land Size: 140 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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