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	603/262 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,335,000 Property Type House Suburb Brunswick

Period - From 01/10/2024 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	603/623 Sydney Rd BRUNSWICK 3056	$1,055,000	28/07/2025
2	308/4 Ballarat St BRUNSWICK 3056	$1,100,000	01/07/2025
3			

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: 13/10/2025 08:49

603/262 Barkly Street, Brunswick Vic 3056

Nelson Alexander

Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2025: $1,335,000

Comparable Properties



603/623 Sydney Rd BRUNSWICK 3056 (REI/VG)

3 2 2

Agent Comments

Price: $1,055,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment

308/4 Ballarat St BRUNSWICK 3056 (VG)

3 - -

Agent Comments

Price: $1,100,000
Method: Sale
Date: 01/07/2025
Property Type: Strata Unit/Flat

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.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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