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: 7 Barry 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 $1,320,000 Property Type House 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	15 Sheffield St BRUNSWICK WEST 3055	$1,310,000	01/09/2025
2	7 Jewell Cr BRUNSWICK WEST 3055	$1,300,000	09/08/2025
3	11 Zeal St BRUNSWICK WEST 3055	$1,275,000	21/06/2025

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: 08/10/2025 09:53

7 Barry Street, Brunswick Vic 3056

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Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2025: $1,320,000



3 1 1

Property Type: House
Agent Comments

Comparable Properties



15 Sheffield St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $1,310,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 449 sqm approx

Agent Comments
Similar Sized Block, within 2km



7 Jewell Cr BRUNSWICK WEST 3055 (REI/VG)

3 1 3

Price: $1,300,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments
Slightly Larger Sized Block, within 2km



11 Zeal St BRUNSWICK WEST 3055 (REI)

3 1 2

Price: $1,275,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 501.40 sqm approx

Agent Comments
Slightly Larger Sized Block, within 2km

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