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	9/8 Barry Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,100,000 & $1,175,000

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	7/8 Barry St BRUNSWICK 3056	$1,155,000	23/09/2025
2	2/1 Curtis Pl BRUNSWICK 3056	$1,130,000	16/08/2025
3	15 Bank St BRUNSWICK 3056	$1,170,000	12/07/2025

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: 13/11/2025 11:12

9/8 Barry Street, Brunswick Vic 3056

JellisCraig

Chris Vitsent
9387 5888
0400 087 069
chrisvitsent@jelliscraig.com.au



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,175,000
Median House Price
September quarter 2025: $1,320,000

Comparable Properties



7/8 Barry St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $1,155,000
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Single)

Agent Comments



2/1 Curtis Pl BRUNSWICK 3056 (REI)

3 2 2

Price: $1,130,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



15 Bank St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $1,170,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 93 sqm approx

Agent Comments

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