

# 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

356 Barkly Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,575,000 & \$1,675,000

### Median sale price

Median price \$1,335,250 Property Type House Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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 | 54 Lydia St BRUNSWICK 3056      | \$1,715,000 | 12/03/2026   |
| 2 | 54 Mountfield St BRUNSWICK 3056 | \$1,660,000 | 21/11/2025   |
| 3 | 110 Wilson St BRUNSWICK 3056    | \$1,750,000 | 25/10/2025   |

**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:

25/03/2026 15:17

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**Indicative Selling Price**

\$1,575,000 - \$1,675,000

**Median House Price**

December quarter 2025: \$1,335,250



 3  2  2

**Property Type:** House (Res)

**Land Size:** 254 sqm approx

Agent Comments

## Comparable Properties



54 Lydia St BRUNSWICK 3056 (REI)

Agent Comments

 3  2  -

**Price:** \$1,715,000

**Method:** Sold Before Auction

**Date:** 12/03/2026

**Property Type:** House (Res)



54 Mountfield St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  1  -

**Price:** \$1,660,000

**Method:** Private Sale

**Date:** 21/11/2025

**Property Type:** House

**Land Size:** 190 sqm approx



110 Wilson St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 146 sqm approx

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