

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 409/272 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$800,000 & \$840,000

Median sale price

Median price \$620,000 Property Type Unit 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	208/1 Wilson Av BRUNSWICK 3056	\$830,000	05/03/2026
2	403/273 Lygon St BRUNSWICK 3056	\$837,000	19/02/2026
3	302/41 Miller St BRUNSWICK EAST 3057	\$832,000	12/02/2026

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:

23/03/2026 14:03

409/272 Barkly Street, Brunswick Vic 3056



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$840,000

Median Unit Price

December quarter 2025: \$620,000

Comparable Properties



208/1 Wilson Av BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$830,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment



403/273 Lygon St BRUNSWICK 3056 (REI)

Agent Comments

 2  2  1

Price: \$837,000

Method: Private Sale

Date: 19/02/2026

Property Type: Apartment



302/41 Miller St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2  1  1

Price: \$832,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment