

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

1/212 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	1b Stewart St BRUNSWICK 3056	\$1,420,000	06/02/2026
2	4/20 Staley St BRUNSWICK 3056	\$1,380,000	02/10/2025
3	11 Amelia St BRUNSWICK 3056	\$1,350,000	08/09/2025

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:

04/03/2026 16:04

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2025: \$1,335,250



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



1b Stewart St BRUNSWICK 3056 (REI)

3 2 1

Price: \$1,420,000

Method: Private Sale

Date: 06/02/2026

Property Type: Townhouse (Single)

Agent Comments

Located further north of Barkly St, also a brand new build. Pretty comparable I believe.



4/20 Staley St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: \$1,380,000

Method: Private Sale

Date: 02/10/2025

Property Type: Townhouse (Single)

Agent Comments

This property is similar as its also a brand new build. Its located a bit further north, not as a popular spot as Barkly St.



11 Amelia St BRUNSWICK 3056 (REI/VG)

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 08/09/2025

Property Type: Townhouse (Res)

Agent Comments

This property is not brand new, its probably about 5-6 years old, but its literally over the road from 212 Barkly, very comparable location. This one also as an extra car park.

Account - Jellis Craig | P: 03 9387 5888



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