

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 404/272 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$820,000 & \$860,000

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.

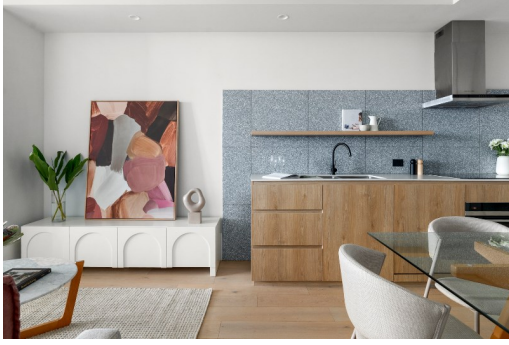
	Address of comparable property	Price	Date of sale
1	405/4 Ballarat St BRUNSWICK 3056	\$850,000	24/09/2025
2	404/6 Florence St BRUNSWICK 3056	\$840,000	20/09/2025
3	203/272 Barkly St BRUNSWICK 3056	\$845,000	29/08/2025

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: 13/02/2026 13:11

404/272 Barkly Street, Brunswick Vic 3056



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$820,000 - \$860,000

Median Unit Price

December quarter 2025: \$620,000

Comparable Properties



405/4 Ballarat St BRUNSWICK 3056 (VG)

 2  -  -

Price: \$850,000

Method: Sale

Date: 24/09/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

One less bathroom



404/6 Florence St BRUNSWICK 3056 (REI/VG)

 2  1  -

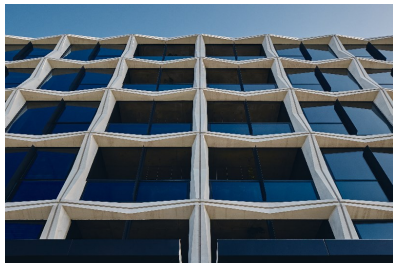
Price: \$840,000

Method: Private Sale

Date: 20/09/2025

Property Type: Apartment

Agent Comments



203/272 Barkly St BRUNSWICK 3056 (VG)

 2  -  -

Price: \$845,000

Method: Sale

Date: 29/08/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments