

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

11/22 BARKLY STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

12/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$695,000	12-Aug-25
2/166 LYGON STREET BRUNSWICK EAST VIC 3057	\$683,500	20-Dec-25
C214/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$721,000	29-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 31 January 2026



**12/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$695,000** Sold Date **12-Aug-25**

Distance **0km**



**2/166 LYGON STREET BRUNSWICK
EAST VIC 3057**

2 2 1

Sold Price ^{RS} **\$683,500** Sold Date **20-Dec-25**

Distance **0.7km**



**C214/59 JOHN STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$721,000** Sold Date **29-Aug-25**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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