

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

219/24 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$400,000 & \$425,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2025 to 31/03/2025 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	216/24 Barkly St BRUNSWICK EAST 3057	\$424,000	07/03/2025
2	521/22 Barkly St BRUNSWICK EAST 3057	\$422,000	14/12/2024
3	112/22 Barkly St BRUNSWICK EAST 3057	\$410,000	03/12/2024

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:

28/04/2025 12:43



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Indicative Selling Price

\$400,000 - \$425,000

Median Unit Price

March quarter 2025: \$540,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties

216/24 Barkly St BRUNSWICK EAST 3057 (VG)

Agent Comments

1 - -

Price: \$424,000

Method: Sale

Date: 07/03/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



521/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

1 1 1

Price: \$422,000

Method: Private Sale

Date: 14/12/2024

Property Type: Apartment

112/22 Barkly St BRUNSWICK EAST 3057 (VG)

Agent Comments

1 - -

Price: \$410,000

Method: Sale

Date: 03/12/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Jellis Craig | P: 03 9387 5888



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