

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

149 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,432,000

Property Type

House

Suburb

Brunswick East

Period - From

01/07/2024

to

30/06/2025

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	23 Bishop St BRUNSWICK 3056	\$1,155,000	22/03/2025
2	30 Mountfield St BRUNSWICK 3056	\$1,150,000	15/03/2025
3	51 Collier Cr BRUNSWICK 3056	\$1,175,000	17/02/2025

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:

15/07/2025 15:45

149 Barkly Street, Brunswick East Vic 3057



2 1 1

Rooms: 3
Property Type: House
Land Size: 154 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2025: \$1,432,000

Comparable Properties



23 Bishop St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$1,155,000
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 159 sqm approx



30 Mountfield St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$1,150,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 185 sqm approx



51 Collier Cr BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 -

Price: \$1,175,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: House (Res)
Land Size: 167 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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