

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 \$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	18 Arnold St BRUNSWICK EAST 3057	\$1,345,000	06/12/2025
2	4/20 Staley St BRUNSWICK 3056	\$1,380,000	02/10/2025
3	212a Barkly St BRUNSWICK 3056	\$1,360,000	21/08/2025

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:

04/02/2026 15:30



Property Type: Townhouse

Agent Comments

Comparable Properties



18 Arnold St BRUNSWICK EAST 3057 (REI)



Price: \$1,345,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Agent Comments

This isn't as new as 212 Barkly St, and seems a bit more open planned living. Also located in Brunswick East, not central Brunswick



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



Price: \$1,380,000

Method: Private Sale

Date: 02/10/2025

Property Type: Townhouse (Single)

Agent Comments

This property is similar as its brand new too, its located a bit further North, not as good as spot as Barkly St.



212a Barkly St BRUNSWICK 3056 (REI/VG)



Price: \$1,360,000

Method: Sold Before Auction

Date: 21/08/2025

Property Type: Townhouse (Res)

Land Size: 505 sqm approx

Agent Comments

This is the property at the rear of this complex, very comparable location, but its a lot older than 1/212 Barkly. Not street facing.