

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

209/272 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$810,000

&

\$850,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Brunswick

Period - From 01/07/2025

to 30/06/2026

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	504/8 Michael St BRUNSWICK 3056	\$860,000	07/08/2026
2	509/272 Barkly St BRUNSWICK 3056	\$810,000	11/06/2026
3	404/272 Barkly St BRUNSWICK 3056	\$840,000	20/03/2026

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:

24/08/2026 14:01

209/272 Barkly Street, Brunswick Vic 3056



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$810,000 - \$850,000
Median Unit Price
Year ending June 2026: \$620,000

Comparable Properties



504/8 Michael St BRUNSWICK 3056 (REI)

Agent Comments

2 2 1

Price: \$860,000
Method: Private Sale
Date: 07/08/2026
Property Type: Apartment

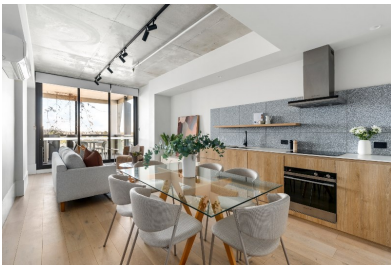


509/272 Barkly St BRUNSWICK 3056 (VG)

Agent Comments

2 2 1

Price: \$810,000
Method: Sale
Date: 11/06/2026
Property Type: Flat/Unit/Apartment (Res)



404/272 Barkly St BRUNSWICK 3056 (VG)

Agent Comments

2 2 1

Price: \$840,000
Method: Sale
Date: 20/03/2026
Property Type: Flat/Unit/Apartment (Res)



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