

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

80 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,575,000

&

\$1,675,000

Median sale price

Median price

\$1,590,000

Property Type

House

Suburb

Brunswick East

Period - From

01/01/2026

to

31/03/2026

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	54 Lydia St BRUNSWICK 3056	\$1,715,000	12/03/2026
2	206 Brunswick Rd BRUNSWICK 3056	\$1,730,000	16/01/2026
3	54 Mountfield St BRUNSWICK 3056	\$1,660,000	21/11/2025

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:

19/05/2026 11:57

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Indicative Selling Price

\$1,575,000 - \$1,675,000

Median House Price

March quarter 2026: \$1,590,000



3 1 1

Property Type: House (Res)

Land Size: 198 sqm approx

Agent Comments

Comparable Properties



54 Lydia St BRUNSWICK 3056 (REI/VG)

3 2 -

Price: \$1,715,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 139 sqm approx

Agent Comments

Extra bathroom but no parking



206 Brunswick Rd BRUNSWICK 3056 (REI/VG)

3 2 1

Price: \$1,730,000

Method: Sold Before Auction

Date: 16/01/2026

Property Type: House

Land Size: 184 sqm approx

Agent Comments

Extra bathroom, but busy main road



54 Mountfield St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: \$1,660,000

Method: Private Sale

Date: 21/11/2025

Property Type: House

Land Size: 190 sqm approx

Agent Comments