

## 305 Barkly Street, Brunswick Vic 3056



**2 Bed 1 Bath – Car**

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 165 sqm approx

**Indicative Selling Price**

\$835,000

**Median House Price**

March quarter 2024: \$1,435,000

## Comparable Properties



### 15 Ballarat Street, Brunswick 3056 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Agent Comments:** Unrenovated weatherboard of nondescript character



### 226 Albert Street, Brunswick 3056 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$850,000

**Method:** Private Sale

**Date:** 06/06/2024

**Property Type:** House

**Agent Comments:** Compact weatherboard in need of work



### 16 St Phillip Street, Brunswick East 3057 (REI)

**2 Bed 1 Bath - Car**

**Price:** \$825,100

**Method:** Private Sale

**Date:** 31/05/2024

**Property Type:** House

**Land Size:** 196 sqm approx

**Agent Comments:** Unrenovated terrace of similar size and condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

305 Barkly Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$835,000

#### Median sale price

Median price

\$1,435,000

House

x

Suburb

Brunswick

Period - From

01/01/2024

to

31/03/2024

Source

REIV

#### Comparable property sales

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
15 Ballarat Street, BRUNSWICK 3056	\$885,000	13/04/2024
226 Albert Street, BRUNSWICK 3056	\$850,000	06/06/2024
16 St Phillip Street, BRUNSWICK EAST 3057	\$825,100	31/05/2024

This Statement of Information was prepared on:

17/06/2024