

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

404/22 BARKLY STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

242/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$381,000	30-Jul-25
6005/172 EDWARD STREET BRUNSWICK EAST VIC 3057	\$390,000	19-Jun-25
302/1C MICHAEL STREET BRUNSWICK VIC 3056	\$385,500	15-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025


**242/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 1
  1
  1

Sold Price

\$381,000

Sold Date

30-Jul-25

Distance

0km

**6005/172 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1
  1
  1

Sold Price

\$390,000

Sold Date

19-Jun-25

Distance

0.45km

**302/1C MICHAEL STREET
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price

\$385,500

Sold Date

15-Sep-25

Distance

1.49km
RS = Recent sale

UN = Undisclosed Sale

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