

## 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

107/8-10 BARKLY STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2025

to

31 May 2026

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

G4/77 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$1,020,000	07-Apr-26
9/1066 LYGON STREET CARLTON NORTH VIC 3054	\$1,100,000	04-Mar-26
1/116 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$1,025,000	31-Jan-26

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: 16 June 2026



**64/77 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

3 1 -

Sold Price **\$1,020,000** Sold Date **07-Apr-26**

Distance **0.38km**



**9/1066 LYGON STREET CARLTON  
NORTH VIC 3054**

3 2 2

Sold Price **\$1,100,000** Sold Date **04-Mar-26**

Distance **0.66km**



**1/116 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

3 2 1

Sold Price **\$1,025,000** Sold Date **31-Jan-26**

Distance **1.2km**

RS = Recent sale      UN = Undisclosed Sale

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