

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

10/80 Tinning Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2026 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	2/1a Teague Av BRUNSWICK WEST 3055	\$728,000	06/08/2026
2	5/56 The Avenue COBURG 3058	\$730,000	10/07/2026
3	3/19 Queen St BRUNSWICK EAST 3057	\$735,000	24/06/2026

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:

09/09/2026 12:49



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

June quarter 2026: \$575,000

Comparable Properties



2/1a Teague Av BRUNSWICK WEST 3055 (REI)

2 1 1

Price: \$728,000

Method: Private Sale

Date: 06/08/2026

Property Type: Townhouse (Single)

Agent Comments

Within 2kms of Tinning Street. Offers a similar accommodation.



5/56 The Avenue COBURG 3058 (VG)

2 - -

Price: \$730,000

Method: Sale

Date: 10/07/2026

Property Type: Townhouse (Single)

Agent Comments

Within 2kms of Tinning Street. Offers a similar accommodation.



3/19 Queen St BRUNSWICK EAST 3057 (VG)

2 - -

Price: \$735,000

Method: Sale

Date: 24/06/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Within 2kms of Tinning Street. Offers a similar accommodation.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575