

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 Lillian Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Brunswick

Period - From 01/01/2025 to 31/03/2025 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	36 Leithead St BRUNSWICK 3056	\$855,000	28/02/2025
2	26 Cook St BRUNSWICK WEST 3055	\$826,000	08/02/2025
3			

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:

03/06/2025 13:22



Property Type: House

Land Size: 108 sqm approx

Agent Comments

Comparable Properties



36 Leithead St BRUNSWICK 3056 (REI)



Price: \$855,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House (Res)

Agent Comments

This is an original Terrace where as 10 Lillian is a lot newer build (90s I believe). Similar locations here. Leithead St was in need of a bit of work.



26 Cook St BRUNSWICK WEST 3055 (REI/VG)



Price: \$826,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 223 sqm approx

Agent Comments

A similar aged property, with Cook St being slightly larger in size. Cook St is not in a similar location being in Brunswick West, a comparable property though.

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 property is like a copy of a traditional terrace house, I believe its build in the 1990s, not to much to compare it too which has sold recently.