

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

13 Ivory Way, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Brunswick East

Period - From

01/10/2025

to

31/12/2025

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	3/125 Glenlyon Rd BRUNSWICK 3056	\$1,242,000	14/03/2026
2	19 Arnold St BRUNSWICK EAST 3057	\$1,240,000	08/03/2026
3	6/9-19 Miller St FITZROY NORTH 3068	\$1,200,000	10/10/2025

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:

07/04/2026 13:25

Johanna Doherty

8415 6100

0411 152 106

johannadoherty@jelliscraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

December quarter 2025: \$1,520,000



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



3/125 Glenlyon Rd BRUNSWICK 3056 (REI)

Agent Comments

 3  2  2

Price: \$1,242,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



19 Arnold St BRUNSWICK EAST 3057 (REI)

Agent Comments

 3  2  2

Price: \$1,240,000

Method: Private Sale

Date: 08/03/2026

Property Type: Townhouse (Res)



6/9-19 Miller St FITZROY NORTH 3068 (REI)

Agent Comments

 3  2  1

Price: \$1,200,000

Method: Private Sale

Date: 10/10/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100