

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

146 Donald Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Brunswick

Period - From 01/01/2026

to

31/03/2026

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	163 Victoria St BRUNSWICK 3056	\$1,534,000	28/02/2026
2	30 Garnet St BRUNSWICK 3056	\$1,542,000	21/02/2026
3	61 Albion St BRUNSWICK 3056	\$1,500,000	30/01/2026

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:

19/05/2026 12:41

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2026: \$1,425,000



3 1 1

Property Type: House (Res)

Land Size: 331 sqm approx

Agent Comments

Comparable Properties



163 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 1

Price: \$1,534,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 340 sqm approx



30 Garnet St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 2

Price: \$1,542,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 416 sqm approx



61 Albion St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 30/01/2026

Property Type: House (Res)

Land Size: 297 sqm approx

Account - Jellis Craig | P: 03 9387 5888