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	188 Stewart Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,620,000	Pro	perty Type	House		Suburb	Brunswick East
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.

Ad	dress of comparable property	Price	Date of sale
1	119 Blyth St BRUNSWICK 3056	\$1,650,000	17/12/2024
2	154 The Avenue COBURG 3058	\$1,701,000	28/02/2025
3	141 Beaconsfield Pde NORTHCOTE 3070	\$1,731,000	12/04/2025

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:	05/06/2025 16:04





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Indicative Selling Price \$1,700,000 - \$1,800,000 **Median House Price** March quarter 2025: \$1,620,000



Property Type: House (Res) Land Size: 395 sqm approx

Agent Comments

Comparable Properties



119 Blyth St BRUNSWICK 3056 (REI/VG)

Price: \$1,650,000 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 410 sqm approx

Agent Comments



154 The Avenue COBURG 3058 (REI/VG)

Price: \$1,701,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House (Res) Land Size: 426 sqm approx

Agent Comments



141 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Price: \$1,731,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 439 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300





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