

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

188 Stewart Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,620,000

Property 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.

	Address 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



3 1 1

Property Type: House (Res)

Land Size: 395 sqm approx

Agent Comments

Comparable Properties



119 Blyth St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Private Sale

Date: 17/12/2024

Property Type: House

Land Size: 410 sqm approx



154 The Avenue COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$1,701,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House (Res)

Land Size: 426 sqm approx



141 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 2

Price: \$1,731,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 439 sqm approx