

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

2 Balmoral Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Brunswick East

Period - From 01/04/2026 to 30/06/2026 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	141 Edward St BRUNSWICK 3056	\$2,000,000	09/05/2026
2	8 Duke St BRUNSWICK EAST 3057	\$2,200,000	13/04/2026
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.~~

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Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

June quarter 2026: \$1,450,000



 4  2  1

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



141 Edward St BRUNSWICK 3056 (REI)

Agent Comments

 3  2  1

Price: \$2,000,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)



8 Duke St BRUNSWICK EAST 3057 (REI)

Agent Comments

 3  2  1

Price: \$2,200,000

Method: Private Sale

Date: 13/04/2026

Property Type: House

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.