

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

20/10 Davies Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$764,250 Property Type Townhouse Suburb Brunswick

Period - From 03/06/2025 to 02/06/2026 Source Property Data

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	1/262 Reynard St COBURG 3058	\$914,000	30/05/2026
2	2/464 Victoria St BRUNSWICK WEST 3055	\$935,000	26/03/2026
3	7/22 french Av BRUNSWICK EAST 3057	\$890,000	05/03/2026

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:

03/06/2026 07:56



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$880,000 - \$930,000

Median Townhouse Price

03/06/2025 - 02/06/2026: \$764,250

Comparable Properties



1/262 Reynard St COBURG 3058 (REI)

Agent Comments



Price: \$914,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Townhouse (Res)

Land Size: 150 sqm approx



2/464 Victoria St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 26/03/2026

Property Type: Townhouse (Single)



7/22 French Av BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 05/03/2026

Property Type: Townhouse (Single)

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