

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

21 Heller Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,875,000

&

\$1,950,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Brunswick

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	115 Pearson St BRUNSWICK WEST 3055	\$1,950,000	20/03/2026
2	25 Holloway Rd BRUNSWICK 3056	\$2,200,000	19/03/2026
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.~~

This Statement of Information was prepared on:

09/09/2026 14:42

Elizabeth Kelly

9387 5888

0431 434 169

elizabethkelly@jellisrcraig.com.au

Indicative Selling Price

\$1,875,000 - \$1,950,000

Median House Price

June quarter 2026: \$1,155,000



 4  3  0

Property Type: House

Agent Comments

Comparable Properties



115 Pearson St BRUNSWICK WEST 3055 (REI/VG)

 4  3  2

Price: \$1,950,000

Method: Private Sale

Date: 20/03/2026

Property Type: House (Res)

Land Size: 371 sqm approx

Agent Comments

Similar dwelling offering, similar land parcel, additional off street parking



25 Holloway Rd BRUNSWICK 3056 (REI/VG)

 4  2  -

Price: \$2,200,000

Method: Auction Sale

Date: 19/03/2026

Property Type: House (Res)

Land Size: 425 sqm approx

Agent Comments

Similar dwelling offering, larger land parcel and only 2 bathrooms

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.