

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	21a Ewing Street, Brunswick Vic 3056
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Indicative selling price

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

Range between \$1,250,000 & \$1,325,000

Median sale price

Median price	\$1,335,250	Property Type	House	Suburb	Brunswick
Period - From	01/10/2025	to	31/12/2025	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	43b Barrow St BRUNSWICK 3056	\$1,285,000	16/01/2026
2	3/8 Barry St BRUNSWICK 3056	\$1,250,000	14/01/2026
3	2/10 Linden St BRUNSWICK EAST 3057	\$1,260,000	11/12/2025

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: 19/02/2026 18:25



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,325,000

Median House Price

December quarter 2025: \$1,335,250

Our home is a Modern Town home on its own title

Comparable Properties



43b Barrow St BRUNSWICK 3056 (REI)

3 1 1

Price: \$1,285,000

Method: Sold Before Auction

Date: 16/01/2026

Property Type: Townhouse (Res)

Agent Comments

Larger inside, further north, one less bathroom



3/8 Barry St BRUNSWICK 3056 (REI)

3 2 1

Price: \$1,250,000

Method: Private Sale

Date: 14/01/2026

Property Type: Townhouse (Res)

Agent Comments



2/10 Linden St BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: \$1,260,000

Method: Private Sale

Date: 11/12/2025

Property Type: Townhouse (Single)

Agent Comments

Modern townhouse within 1km

Account - Jellis Craig | P: 03 9387 5888