

# 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

22 Annie Borat Close, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$578,000

Property Type

Unit

Suburb

Brunswick

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	4/10 Davies St BRUNSWICK 3056	\$871,000	17/04/2025
2	1/38 Charles St BRUNSWICK 3056	\$800,000	22/03/2025
3	1/130 Mitchell St BRUNSWICK EAST 3057	\$830,000	12/02/2025

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:

03/06/2025 08:32

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2   1   1

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

March quarter 2025: \$578,000

## Comparable Properties



**4/10 Davies St BRUNSWICK 3056 (REI)**

2   2   1

**Price:** \$871,000

**Method:** Sold Before Auction

**Date:** 17/04/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

2 Bedroom Townhouse with an extra bathroom



**1/38 Charles St BRUNSWICK 3056 (REI/VG)**

2   1   1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Townhouse (Res)

**Agent Comments**



**1/130 Mitchell St BRUNSWICK EAST 3057 (VG)**

2   -   -

**Price:** \$830,000

**Method:** Sale

**Date:** 12/02/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

**Account - Jellis Craig** | P: 03 9387 5888