Statement of Information

Median price \$578,000

Period - From 01/01/2025

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Suburb Brunswick

Source REIV

Property offered	d for sale				
Including suburl		ZZ 7 WWW Bords Glood, Branowski vie good			
ndicative sellin	•	onsumer.vic.gov.au	u/underquoting		
Range between	\$800,000	&	\$850,000		
Median sale pri	ce				

Comparable property sales (*Delete A or B below as applicable)

Property Type Unit

31/03/2025

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





Matthew Layburn 03 9387 5888 0431 011 376 MatthewLayburn@jelliscraig.com.au

> **Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** March quarter 2025: \$578,000



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4/10 Davies St BRUNSWICK 3056 (REI)







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)







Agent Comments

Price: \$800,000 Method: Auction Sale Date: 22/03/2025

Property Type: Townhouse (Res)



1/130 Mitchell St BRUNSWICK EAST 3057 (VG)





Price: \$830.000 Method: Sale Date: 12/02/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888





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