

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

222 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,075,000

&

\$1,150,000

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	32 Minnie St BRUNSWICK 3056	\$1,110,000	16/05/2026
2	82 Union St BRUNSWICK 3056	\$1,210,000	13/05/2026
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:

06/08/2026 13:47



2 1 0

Property Type: House (Res)

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



32 Minnie St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: \$1,110,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 180 sqm approx

Agent Comments

single story only, with similar dwelling offering and land



82 Union St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: \$1,210,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 173 sqm approx

Agent Comments

single story only, with similar dwelling offering and land

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.