

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

230 Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,356,000

Property Type

House

Suburb

Brunswick West

Period - From

01/07/2025

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	41 Garnet St BRUNSWICK 3056	\$1,833,000	14/08/2026
2	344 Reynard St PASCOE VALE SOUTH 3044	\$1,700,000	19/04/2026
3	20 Gezireh St PASCOE VALE SOUTH 3044	\$1,770,000	10/04/2026

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:

16/09/2026 15:01

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending June 2026: \$1,356,000



5 2 3

Rooms: 6

Property Type: House (Res)

Land Size: 574 sqm approx

Agent Comments

Comparable Properties



41 Garnet St BRUNSWICK 3056 (REI)

Agent Comments

4 2 2

Price: \$1,833,000

Method: Sold Before Auction

Date: 14/08/2026

Property Type: House (Res)



344 Reynard St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Private Sale

Date: 19/04/2026

Property Type: House



20 Gezireh St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

5 3 3

Price: \$1,770,000

Method: Private Sale

Date: 10/04/2026

Property Type: House

Land Size: 597 sqm approx

Account - Jellis Craig | P: 03 9403 9300