

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

3 Orari Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Brunswick East

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	131 Blyth St BRUNSWICK EAST 3057	\$1,300,000	21/05/2026
2	3 Ryan St BRUNSWICK EAST 3057	\$1,325,000	14/02/2026
3	23 Ethel St BRUNSWICK EAST 3057	\$1,425,000	23/05/2026

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:

12/08/2026 14:42

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2026: \$1,450,000



3 1 2

Property Type: House

Land Size: 409 sqm approx

Agent Comments

Comparable Properties



131 Blyth St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Private Sale

Date: 21/05/2026

Property Type: House (Res)

Land Size: 338 sqm approx



3 Ryan St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 1 2

Price: \$1,325,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 300 sqm approx



23 Ethel St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$1,425,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 309 sqm approx

Account - Jellis Craig | P: 03 9387 5888