

# 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

40A Hickford Street, Brunswick East Vic 3057

### Indicative selling price

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

Range between \$1,650,000

&

\$1,725,000

### Median sale price

Median price \$1,620,000

Property Type House

Suburb Brunswick East

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	194b Nicholson St BRUNSWICK EAST 3057	\$1,840,000	21/03/2025
2	9a Clarke St BRUNSWICK EAST 3057	\$1,740,000	08/02/2025
3	138 Nicholson St BRUNSWICK EAST 3057	\$1,680,000	10/12/2024

**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:

28/05/2025 11:22



Elizabeth Kelly  
9387 5888  
0431 434 169

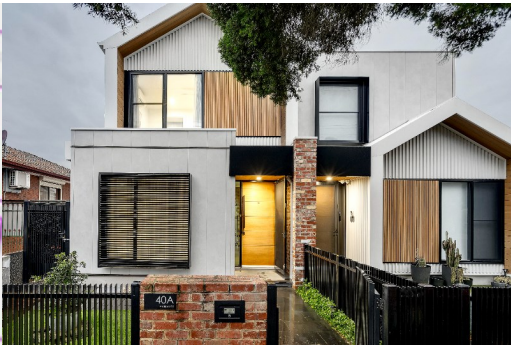
elizabethkelly@jellisrcraig.com.au

**Indicative Selling Price**

\$1,650,000 - \$1,725,000

**Median House Price**

March quarter 2025: \$1,620,000



3   3   2

**Property Type:** House  
**Land Size:** 223 sqm approx  
**Agent Comments**

## Comparable Properties



**194b Nicholson St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

3   3   1

**Price:** \$1,840,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** Townhouse (Single)



**9a Clarke St BRUNSWICK EAST 3057 (REI/VG)**

**Agent Comments**

4   3   2

Extra bedroom although both great locations

**Price:** \$1,740,000  
**Method:** Private Sale  
**Date:** 08/02/2025  
**Property Type:** House  
**Land Size:** 108 sqm approx



**138 Nicholson St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

4   4   2

Also extra bedroom although that location takes some traffic over Hickford Street

**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 10/12/2024  
**Property Type:** House

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



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