

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

46 Victoria Grove, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,280,000

Property Type House

Suburb Brunswick

Period - From 07/08/2025

to

06/08/2026

Source Property Data

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	38 Donald St BRUNSWICK 3056	\$1,224,000	09/07/2026
2	3 Beith St BRUNSWICK 3056	\$1,250,000	03/07/2026
3	36 De Carle St BRUNSWICK 3056	\$1,280,000	23/03/2026

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:

07/08/2026 08:36

Gianni D'Angelo

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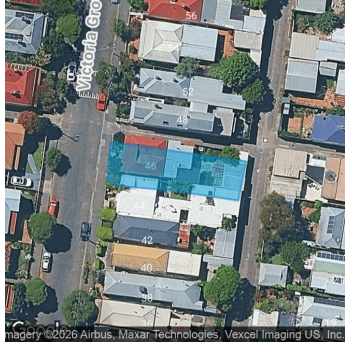
GianniDAngelo@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

07/08/2025 - 06/08/2026: \$1,280,000



 3  1  1

Property Type: House

Land Size: 274 approx sqm approx

[Agent Comments](#)

Comparable Properties



38 Donald St BRUNSWICK 3056 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,224,000

Method: Sold Before Auction

Date: 09/07/2026

Property Type: House (Res)



3 Beith St BRUNSWICK 3056 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,250,000

Method: Private Sale

Date: 03/07/2026

Property Type: House



36 De Carle St BRUNSWICK 3056 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,280,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)

Land Size: 411 sqm approx

Account - Jellis Craig | P: 03 9387 5888