

# 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

7/114 Blyth Street, Brunswick Vic 3056

### Indicative selling price

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

Range between \$660,000

&

\$695,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Brunswick

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 | 9/114 Blyth St BRUNSWICK 3056   | \$670,000 | 14/08/2026   |
| 2 | 3/35 Eveline St BRUNSWICK 3056  | \$710,500 | 21/05/2026   |
| 3 | 1/26 Mitchell St BRUNSWICK 3056 | \$680,000 | 21/03/2026   |

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:

09/09/2026 15:25

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**Indicative Selling Price**

\$660,000 - \$695,000

**Median Unit Price**

Year ending June 2026: \$620,000



2   1   1

**Property Type:** Unit

Agent Comments

## Comparable Properties

**9/114 Blyth St BRUNSWICK 3056 (REI)**

Agent Comments

2   1   -

**Price:** \$670,000**Method:** Sold Before Auction**Date:** 14/08/2026**Property Type:** Apartment**3/35 Eveline St BRUNSWICK 3056 (VG)**

Agent Comments

2   -   -

**Price:** \$710,500**Method:** Sale**Date:** 21/05/2026**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit**1/26 Mitchell St BRUNSWICK 3056 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$680,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** Unit