

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

39a Mountfield Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Brunswick

Period - From 01/04/2025

to

30/06/2025

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	10 Ivory Way BRUNSWICK EAST 3057	\$1,200,000	18/04/2025
2	178 Blyth St BRUNSWICK EAST 3057	\$1,205,000	11/03/2025
3	2/494 Victoria St BRUNSWICK WEST 3055	\$1,110,000	01/02/2025

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:

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3 2 1

Property Type: House
Land Size: 140 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2025: \$1,385,000

Comparable Properties



10 Ivory Way BRUNSWICK EAST 3057 (VG)

3 - -

Price: \$1,200,000
Method: Sale
Date: 18/04/2025
Property Type: House (Res)
Land Size: 102 sqm approx

Agent Comments

Modern home on own title, same accommodation within 2km



178 Blyth St BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: \$1,205,000
Method: Sold Before Auction
Date: 11/03/2025
Property Type: Townhouse (Res)
Land Size: 113 sqm approx

Agent Comments

Same Accommodation, On own title.
Over 3 Levels within 2km



2/494 Victoria St BRUNSWICK WEST 3055 (REI/VG)

3 1 2

Price: \$1,110,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Townhouse (Single)
Land Size: 159 sqm approx

Agent Comments

3 bed 1 bath, similar style home.
Within 2 km

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