

47 Blair Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car

Property Type: House (Res)

Indicative Selling Price

\$850,000 - \$890,000

Median House Price

Year ending June 2025: \$1,313,000

Comparable Properties



4/399 Albion Street, BRUNSWICK WEST 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$870,000

Method: Private Sale

Date: 09/07/2025

Property Type: Townhouse (Single)

Agent Comments: Modern townhouse with comparable accommodation.



1/8 De Carle Street, BRUNSWICK 3056 (REI/VG)

2 Bed 2 Bath 1 Car

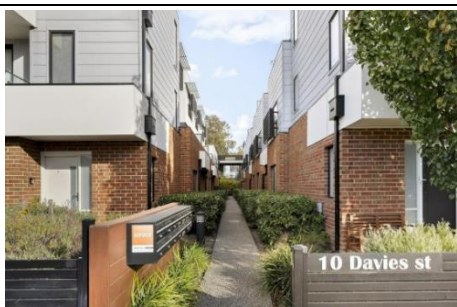
Price: \$878,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Townhouse (Res)

Agent Comments: Street fronted residence with garage. Does have two bathrooms.



4/10 Davies Street, BRUNSWICK 3056 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$871,000

Method: Sold Before Auction

Date: Sold Before Auction

Property Type: 17/04/2025

Agent Comments: Street fronted residence, does have two bathrooms. Inferior layout.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

47 Blair Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$1,313,000 House x Suburb Brunswick

Period - From 01/07/2024 to 30/06/2025 Source REIV

Comparable property sales

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
4/399 Albion Street, BRUNSWICK WEST 3055	\$870,000	09/07/2025
1/8 De Carle Street, BRUNSWICK 3056	\$878,000	03/05/2025
4/10 Davies Street, BRUNSWICK 3056	\$871,000	17/04/2025

This Statement of Information was prepared on:

21/07/2025 11:59