

# 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

17 Davison 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 \$1,500,000

&

\$1,600,000

### 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	193 Stewart St BRUNSWICK EAST 3057	\$1,556,000	24/05/2025
2	30 Downs St BRUNSWICK 3056	\$1,570,000	29/03/2025
3	23 Fraser St BRUNSWICK 3056	\$1,590,000	25/03/2025

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:

23/07/2025 14:32



 3  1  2

**Property Type:** House (Res)

**Land Size:** 421 sqm approx

**Agent Comments**

## Comparable Properties



**193 Stewart St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,556,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House



**30 Downs St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 29/03/2025

**Property Type:** House

**Land Size:** 481.20 sqm approx



**23 Fraser St BRUNSWICK 3056 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,590,000

**Method:** Sold Before Auction

**Date:** 25/03/2025

**Property Type:** House (Res)