

## 77 Mitchell Street, Brunswick Vic 3056



**3 Bed 1 Bath 1 Car**

**Property Type:** House (Res)

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

Year ending March 2025:

\$1,300,000

## Comparable Properties



### 25 Hutchinson Street, Brunswick East 3057 (REI)

**3 Bed 1 Bath - Car**

**Price:** \$930,000

**Method:** Private Sale

**Date:** 19/05/2025

**Property Type:** House

**Land Size:** 158 sqm approx

**Agent Comments:** Comparable accommodation, with updates throughout.



### 32 Barrow Street, Brunswick 3056 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$920,000

**Method:** Private Sale

**Date:** 24/04/2025

**Property Type:** House

**Land Size:** 207 sqm approx

**Agent Comments:** Inferior accommodation, comparable land size.



### 36 Leithead Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath - Car**

**Price:** \$855,000

**Method:** Sold Before Auction

**Date:** 28/02/2025

**Property Type:** House (Res)

**Land Size:** 198 sqm approx

**Agent Comments:** Inferior land size & accommodation.

## 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

77 Mitchell 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 \$880,000 & \$950,000

#### Median sale price

Median price \$1,300,000 House x Suburb Brunswick

Period - From 01/04/2024 to 31/03/2025 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 |
|---|-----------|--------------|
| 25 Hutchinson Street, BRUNSWICK EAST 3057 | \$930,000 | 19/05/2025   |
| 32 Barrow Street, BRUNSWICK 3056          | \$920,000 | 24/04/2025   |
| 36 Leithead Street, BRUNSWICK 3056        | \$855,000 | 28/02/2025   |

This Statement of Information was prepared on:

17/06/2025 14:42