

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

89 Brickworks Drive, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

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	1/23 Irvine Cr BRUNSWICK WEST 3055	\$1,120,000	16/06/2025
2	2/494 Victoria St BRUNSWICK WEST 3055	\$1,110,000	01/02/2025
3	1/1 Chambers St BRUNSWICK 3056	\$1,190,000	25/01/2025

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:

15/07/2025 08:56

89 Brickworks Drive, Brunswick Vic 3056

Lisa Roberts
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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

June quarter 2025: \$1,385,000

Comparable Properties



1/23 Irvine Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Private Sale

Date: 16/06/2025

Property Type: Townhouse (Single)



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

Agent Comments

3 1 2

Price: \$1,110,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Townhouse (Single)

Land Size: 159 sqm approx



1/1 Chambers St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,190,000

Method: Private Sale

Date: 25/01/2025

Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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