

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

10 Lillian Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$840,000 & \$880,000

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	20 Leyden St BRUNSWICK EAST 3057	\$922,000	30/06/2025
2	404 Albert St BRUNSWICK WEST 3055	\$830,000	22/02/2025
3	168 Brunswick Rd BRUNSWICK 3056	\$850,000	20/02/2025

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:

24/07/2025 12:47



2 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



20 Leyden St BRUNSWICK EAST 3057 (REI)

2 1 -

Price: \$922,000

Method: Private Sale

Date: 30/06/2025

Property Type: House

Agent Comments

This is a better location also being in Brunswick East and has been recently renovated.



404 Albert St BRUNSWICK WEST 3055 (REI/VG)

2 1 -

Price: \$830,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 189 sqm approx

Agent Comments

Located in Brunswick West, this is in need of some work, but is similar in size.

168 Brunswick Rd BRUNSWICK 3056 (VG)

2 - -

Price: \$850,000

Method: Sale

Date: 20/02/2025

Property Type: House (Res)

Land Size: 208 sqm approx

Agent Comments

Cute facade here, but I cant see many internal photos, this property is located on a main road and further south of Lillian Street.