

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

3 Morrow Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Brunswick West

Period - From 01/07/2024

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	19 Rainer St PASCOE VALE SOUTH 3044	\$1,150,000	06/06/2025
2	19 Parkstone Av PASCOE VALE SOUTH 3044	\$1,075,000	02/06/2025
3	18 Ward Gr PASCOE VALE SOUTH 3044	\$1,100,000	24/05/2025

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:

09/07/2025 15:27

3 Morrow Street, Brunswick West Vic 3055



Irene Androulidakis

9379 2000

0419 345 017

ireneandroulidakis@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2025: \$1,292,500



4 2 2

Property Type: House (Res)

Land Size: 544 sqm approx

Agent Comments

Home built 1070s, in good condition, on an elevated block (543sqm) very nice quite location, 3 bedroom upstairs , master on main level with great size kitchen, open plan family living room, separate lounge and dining.

Comparable Properties



19 Rainer St PASCOE VALE SOUTH 3044 (REI)

4 3 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 06/06/2025

Property Type: House (Res)

Agent Comments

Great comparable as in close proximity and similar accommodation and condition,



19 Parkstone Av PASCOE VALE SOUTH 3044 (REI)

3 1 3

Price: \$1,075,000

Method: Private Sale

Date: 02/06/2025

Property Type: House

Land Size: 690 sqm approx

Agent Comments

Great comparable as in close proximity, this is slightly bigger block however home condition is inferior,.



18 Ward Gr PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: \$1,100,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Agent Comments

Good comparable as in close proximity and similar condition, Morrel has an extra bedroom so superior.

Account - Jellis Craig | P: 03 9379 2000



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.