

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

849 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$3,100,000

&

\$3,400,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Brunswick

Period - From 04/08/2024

to

03/08/2025

Source Property Data

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	679 Park St BRUNSWICK 3056	\$3,272,500	17/05/2025
2	120 Arnold St PRINCES HILL 3054	\$3,350,000	04/04/2025
3			

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:

04/08/2025 14:09



4 3 2

Property Type: House
Land Size: 710 sqm approx

Antony Woodley
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Indicative Selling Price
\$3,100,000 - \$3,400,000
Median House Price
04/08/2024 - 03/08/2025: \$1,330,000

Comparable Properties



679 Park St BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$3,272,500
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)



120 Arnold St PRINCES HILL 3054 (REI/VG)

Agent Comments

4 2 1

Price: \$3,350,000
Method: Private Sale
Date: 04/04/2025
Property Type: House (Res)
Land Size: 505 sqm approx

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.