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

148 Victoria Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$925,000		&		\$975,000)		
Median sale price								
Median price	\$1,385,000	Pro	operty Type	Hous	se		Suburb	Brunswick
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	32 Jarvie St BRUNSWICK EAST 3057	\$1,000,000	12/07/2025
2	20 Leyden St BRUNSWICK EAST 3057	\$922,000	30/06/2025
3	27 Howard St BRUNSWICK 3056	\$1,010,000	03/06/2025

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:

23/07/2025 09:56









Rooms: 4 Property Type: House Land Size: 177 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

> Indicative Selling Price \$925,000 - \$975,000 Median House Price June quarter 2025: \$1,385,000

Comparable Properties

32 Jarvie St BRUNSWICK EAST 3057 (REI) 2 1 2 - Price: \$1,000,000 Method: Auction Sale Date: 12/07/2025 Property Type: House (Res)	Agent Comments
20 Leyden St BRUNSWICK EAST 3057 (REI) 2 1 2 - Price: \$922,000 Method: Private Sale Date: 30/06/2025 Property Type: House	Agent Comments
27 Howard St BRUNSWICK 3056 (REI/VG) 2 1 2 Price: \$1,010,000 Method: Private Sale Date: 03/06/2025 Property Type: House Land Size: 167 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9387 5888



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