

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

22 Sturrock Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	74 Albion St BRUNSWICK EAST 3057	\$1,179,000	26/07/2025
2	92 De Carle St BRUNSWICK 3056	\$1,140,000	28/03/2025
3	31 Evans St BRUNSWICK 3056	\$1,170,000	22/03/2025

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:

06/08/2025 14:27



Property Type: House

Agent Comments

Comparable Properties



74 Albion St BRUNSWICK EAST 3057 (REI)



Price: \$1,179,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 435 sqm approx

Agent Comments

one less bathroom, in close proximity in suburb across



92 De Carle St BRUNSWICK 3056 (REI/VG)



Price: \$1,140,000

Method: Sold Before Auction

Date: 28/03/2025

Property Type: House

Land Size: 345 sqm approx

Agent Comments

One less bathroom, nicer facade



31 Evans St BRUNSWICK 3056 (REI/VG)



Price: \$1,170,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 242 sqm approx

Agent Comments

presents neater