

4/27 Balmoral Avenue, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$665,000

Median House Price

Year ending June 2025: \$552,500

Comparable Properties



2/79 Normanby Avenue, THORBURY 3071 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$707,000

Method: Private Sale

Date: 17/04/2025

Property Type: Apartment

Agent Comments: Apartment in a refurbished block, inferior condition.



5/127 Victoria Street, BRUNSWICK EAST 3057 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$668,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Unit

Agent Comments: Ground floor apartment, refurbished block, inferior condition.



4/3 Balmoral Avenue, BRUNSWICK EAST 3057 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$656,500

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit

Agent Comments: Ground floor unit with courtyard, refurbished block. Inferior condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4/27 Balmoral Avenue, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$665,000

Median sale price

Median price

\$552,500

Unit

x

Suburb

Brunswick East

Period - From

01/07/2024

to

30/06/2025

Source

REIV

Comparable property sales

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
2/79 Normanby Avenue, THORNBURY 3071	\$649,000	17/04/2025
5/127 Victoria Street, BRUNSWICK EAST 3057	\$668,000	12/04/2025
4/3 Balmoral Avenue, BRUNSWICK EAST 3057	\$656,500	22/02/2025

This Statement of Information was prepared on:

24/07/2025 20:21