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: 204 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between: $850,000 & $900,000

Median sale price

Median price: $1,335,250 Property Type: House Suburb: Brunswick

Period - From: 01/10/2025 to: 31/12/2025 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	27 Oconnor St BRUNSWICK EAST 3057	$860,000	15/12/2025
2	25 Talbot St BRUNSWICK 3056	$920,000	11/10/2025
3	10 Lillian St BRUNSWICK 3056	$860,000	04/09/2025

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: 15/01/2026 12:52

204 Brunswick Road, Brunswick Vic 3056

JellisCraig

Elizabeth Kelly
9387 5888
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elizabethkelly@jelliscraig.com.au

Indicative Selling Price
$850,000 - $900,000
Median House Price
December quarter 2025: $1,335,250



2 1 0

Property Type: House (Res)
Land Size: 184 sqm approx

Agent Comments

Comparable Properties

27 Oconnor St BRUNSWICK EAST 3057 (REI)

2 - -

Price: $860,000
Method: Private Sale
Date: 15/12/2025
Property Type: House (Res)

Agent Comments



25 Talbot St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $920,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 177 sqm approx

Agent Comments



10 Lillian St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $860,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 107 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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