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: 15/74 Tinning Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $620,000 Property Type Unit 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	219 Victoria St BRUNSWICK 3056	$1,450,000	22/01/2026
2	4/20 Staley St BRUNSWICK 3056	$1,380,000	02/10/2025
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: 05/02/2026 12:36

15/74 Tinning Street, Brunswick Vic 3056

JellisCraig

Lee Muddle
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0449 130 331
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3 3 1

Property Type: House (Res)
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
December quarter 2025: $620,000

Comparable Properties



219 Victoria St BRUNSWICK 3056 (REI)

3 3 1

Price: $1,450,000
Method: Sold Before Auction
Date: 22/01/2026
Property Type: House (Res)

Agent Comments



4/20 Staley St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $1,380,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Single)

Agent Comments

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.

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