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	4/39 Davies Street, Brunswick Vic 3056

Indicative selling price

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

Single price	$389,000

Median sale price

Median price	$640,000	Property Type	Unit	Suburb	Brunswick
Period - From	01/01/2026	to	31/03/2026	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	5/4 Irvine Cr BRUNSWICK WEST 3055	$380,000	21/04/2026
2	5/37-39 Staley St BRUNSWICK 3056	$385,500	08/04/2026
3	5/15 De Carle St BRUNSWICK 3056	$363,000	01/04/2026

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: 22/05/2026 09:27

4/39 Davies Street, Brunswick Vic 3056

JellisCraig

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Indicative Selling Price
$389,000
Median Unit Price
March quarter 2026: $640,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/4 Irvine Cr BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $380,000
Method: Private Sale
Date: 21/04/2026
Property Type: Unit

Agent Comments

Very similar style apartment within 2km. Brunswick West postcode



5/37-39 Staley St BRUNSWICK 3056 (REI)

1 1 1

Price: $385,500
Method: Private Sale
Date: 08/04/2026
Property Type: Apartment

Agent Comments



5/15 De Carle St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $363,000
Method: Private Sale
Date: 01/04/2026
Property Type: Apartment

Agent Comments

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