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	3 Beith Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,290,000

Median sale price

Median price $1,425,000 Property Type House 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	57 Garnet St BRUNSWICK 3056	$1,330,000	19/02/2026
2	160 Albert St BRUNSWICK 3056	$1,275,000	02/02/2026
3	20 Beith St BRUNSWICK 3056	$1,352,000	19/12/2025

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: 10/06/2026 10:49

3 Beith Street, Brunswick Vic 3056

JellisCraig

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



3 1 1

Rooms: 4
Property Type: House
Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000
Median House Price
March quarter 2026: $1,425,000

Comparable Properties



57 Garnet St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,330,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 331 sqm approx

Agent Comments



160 Albert St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,275,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 233 sqm approx

Agent Comments



20 Beith St BRUNSWICK 3056 (VG)

3 2 -

Price: $1,352,000
Method: Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 141 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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