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	33 Henkel Street, 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 $1,425,000 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	21 Garnet St BRUNSWICK 3056	$980,000	18/12/2025
2	2/12 Latrobe St BRUNSWICK 3056	$870,000	13/12/2025
3	1/1 Grylls St BRUNSWICK 3056	$975,000	03/12/2025

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: 18/05/2026 17:14

33 Henkel Street, Brunswick Vic 3056

JellisCraig

Marcus Kassab
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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
March quarter 2026: $1,425,000

Comparable Properties



21 Garnet St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $980,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 87 sqm approx

Agent Comments



2/12 Latrobe St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $870,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit

Agent Comments



1/1 Grylls St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $975,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: Villa

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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