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	526/21 Village Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $560,250 Property Type Unit Suburb Brunswick East

Period - From 25/05/2025 to 24/05/2026 Source Property Data

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	123/21 Village Av BRUNSWICK EAST 3057	$465,000	12/02/2026
2	326/21 Village Av BRUNSWICK EAST 3057	$495,000	19/12/2025
3	105/27 Wilson Av BRUNSWICK 3056	$480,000	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: 25/05/2026 12:22

526/21 Village Avenue, Brunswick East Vic 3057

JellisCraig

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1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
25/05/2025 - 24/05/2026: $560,250

Comparable Properties



123/21 Village Av BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Agent Comments

Price: $465,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment

326/21 Village Av BRUNSWICK EAST 3057 (VG)

1 - -

Agent Comments

Price: $495,000
Method: Sale
Date: 19/12/2025
Property Type: Flat/Unit/Apartment (Res)



105/27 Wilson Av BRUNSWICK 3056 (REI/VG)

1 1 1

Agent Comments

Price: $480,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment

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