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: 3/213 Weston Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $560,000 Property Type Unit Suburb Brunswick East

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	3 Mary Moodie Way BRUNSWICK EAST 3057	$891,000	09/05/2026
2	4/2 Ryan St BRUNSWICK EAST 3057	$815,000	21/04/2026
3	7/22 french Av BRUNSWICK EAST 3057	$890,000	05/03/2026

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: 17/06/2026 10:02

3/213 Weston Street, Brunswick East Vic 3057

JellisCraig

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Indicative Selling Price
$820,000 - $880,000
Median Unit Price
March quarter 2026: $560,000



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



3 Mary Moodie Way BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $891,000
Method: Sold Before Auction
Date: 09/05/2026
Property Type: Townhouse (Res)

Agent Comments

Very similar style of home in the immediate vicinity. This one had a private garage.



4/2 Ryan St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $815,000
Method: Private Sale
Date: 21/04/2026
Property Type: Townhouse (Single)

Agent Comments

More outdoor-space and private garage, Same accommodation. Within 2km



7/22 french Av BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $890,000
Method: Private Sale
Date: 05/03/2026
Property Type: Townhouse (Single)

Agent Comments

Similar style home, within 2km. Faced directly onto a park which commands a premium.

REIV THE DIFFERENCE

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