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	31 Holmes Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $995,000

Median sale price

Median price $1,450,000 Property Type House Suburb Brunswick East

Period - From 01/04/2026 to 30/06/2026 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	33 Charles St BRUNSWICK 3056	$1,025,000	27/06/2026
2	33 Henkel St BRUNSWICK 3056	$1,000,000	02/06/2026
3	145a Albion St BRUNSWICK 3056	$1,010,000	13/05/2026

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: 24/07/2026 09:13

31 Holmes Street, Brunswick East Vic 3057

JellisCraig

Angus Greene
03 8415 6100
0403 749 828
angusgreene@jelliscraig.com.au



2 1 1

Property Type: House
Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price
$995,000
Median House Price
June quarter 2026: $1,450,000

Comparable Properties



33 Charles St BRUNSWICK 3056 (REI)

2 1 1

Price: $1,025,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments



33 Henkel St BRUNSWICK 3056 (REI)

2 1 1

Price: $1,000,000
Method: Auction Sale
Date: 02/06/2026
Property Type: House (Res)

Agent Comments



145a Albion St BRUNSWICK 3056 (REI)

2 1 1

Price: $1,010,000
Method: Private Sale
Date: 13/05/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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