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	29 Talbot Street, Brunswick Vic 3056

Indicative selling price

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

Single price $800,000

Median sale price

Median price $1,155,000 Property Type House Suburb Brunswick

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	48 Moreland Rd BRUNSWICK 3056	$800,000	01/04/2026
2			
3			

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: 28/07/2026 10:59

29 Talbot Street, Brunswick Vic 3056

JellisCraig

Moe Sayyah
0399899575
0433 978 092
pascoevale@jelliscraig.com.au



2 1 0

Property Type: House
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$800,000
Median House Price
June quarter 2026: $1,155,000

Comparable Properties



48 Moreland Rd BRUNSWICK 3056 (REI)

2 1 2

Price: $800,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)

Agent Comments

The comparable property is similar in condition however has two car spaces.

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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

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