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	102a Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,449,000

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	23/74 Tinning St BRUNSWICK 3056	$1,400,000	14/08/2026
2	104 Albion St BRUNSWICK 3056	$1,490,000	30/05/2026
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: 21/09/2026 10:00

102a Blyth Street, Brunswick Vic 3056

JellisCraig

Maulik Patel
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4 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,449,000
Median House Price
June quarter 2026: $1,155,000

Comparable Properties



23/74 Tinning St BRUNSWICK 3056 (REI)

3 3 2

Price: $1,400,000
Method: Private Sale
Date: 14/08/2026
Property Type: Townhouse (Single)

Agent Comments

One less bedroom and no carspace



104 Albion St BRUNSWICK 3056 (REI)

4 3 1

Price: $1,490,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments

One additional car space

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.

REIV THE DIFFERENCE

propertydata.com.au

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