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 Orari Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,275,000 & $1,350,000

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	39 Ryan St NORTHCOTE 3070	$1,300,000	26/05/2026
2	131 Blyth St BRUNSWICK EAST 3057	$1,300,000	21/05/2026
3	36 De Carle St BRUNSWICK 3056	$1,280,000	23/03/2026

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: 02/09/2026 10:25

3 Orari Avenue, Brunswick East Vic 3057

JellisCraig

Elizabeth Kelly
9387 5888
0431 434 169
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3 1 2

Property Type: House
Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000 - $1,350,000
Median House Price
June quarter 2026: $1,450,000

Comparable Properties



39 Ryan St NORTHCOTE 3070 (VG)

3 - -

Price: $1,300,000
Method: Sale
Date: 26/05/2026
Property Type: House (Previously Occupied - Detached)
Land Size: 446 sqm approx

Agent Comments

Northcote address although similar prospect



131 Blyth St BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: $1,300,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 338 sqm approx

Agent Comments

Slightly smaller block



36 De Carle St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,280,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments

Brunswick address less desirable location

REIV THE DIFFERENCE

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