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	5 Miller Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	24 John St BRUNSWICK EAST 3057	$1,300,000	12/08/2026
2	1/66 John St BRUNSWICK EAST 3057	$1,340,000	21/05/2026
3	14 Nunan St BRUNSWICK EAST 3057	$1,300,000	27/04/2026

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: 27/08/2026 13:28

5 Miller Street, Brunswick East Vic 3057

JellisCraig

Hero Minogue
03 9403 9300
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Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2026: $1,450,000



2 2 2

Property Type: House

Agent Comments

Comparable Properties



24 John St BRUNSWICK EAST 3057 (REI)

2 1 -

Price: $1,300,000
Method: Sold Before Auction
Date: 12/08/2026
Property Type: House (Res)

Agent Comments



1/66 John St BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: $1,340,000
Method: Private Sale
Date: 21/05/2026
Property Type: Townhouse (Res)

Agent Comments



14 Nunan St BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: $1,300,000
Method: Private Sale
Date: 27/04/2026
Property Type: House
Land Size: 105 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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