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	10/80 Tinning Street, Brunswick Vic 3056

Indicative selling price

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

Range between $720,000 & $780,000

Median sale price

Median price $575,000 Property Type Unit 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	2/30 Sargood St COBURG 3058	$775,000	12/08/2026
2	2/1a Teague Av BRUNSWICK WEST 3055	$728,000	06/08/2026
3	3/42 Murray St BRUNSWICK WEST 3055	$775,000	17/07/2026

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: 14/09/2026 13:27

10/80 Tinning Street, Brunswick Vic 3056

JellisCraig

Yash Akpinar
0434 813 050
YaskAkpinar@jelliscraig.com.au



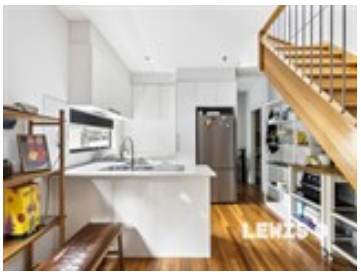
2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median Unit Price
June quarter 2026: $575,000

Comparable Properties



2/30 Sargood St COBURG 3058 (REI)

2 1 1

Price: $775,000
Method: Private Sale
Date: 12/08/2026
Property Type: Townhouse (Single)
Land Size: 170 sqm approx

Agent Comments

Within 2kms of Tinning Street. Offers a similar accommodation.



2/1a Teague Av BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $728,000
Method: Private Sale
Date: 06/08/2026
Property Type: Townhouse (Single)

Agent Comments

Within 2kms of Tinning Street. Offers a similar accommodation.



3/42 Murray St BRUNSWICK WEST 3055 (REI)

2 1 2

Price: $775,000
Method: Private Sale
Date: 17/07/2026
Property Type: Townhouse (Res)

Agent Comments

Within 2kms of Tinning Street. Offers a similar accommodation.

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

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