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	219 Stewart Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,326,500 Property Type House Suburb Brunswick East

Period - From 01/04/2024 to 30/06/2024 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	4/148a Barkly St FITZROY NORTH 3068	$1,357,500	26/04/2024
2	5/31-33 OConnor St BRUNSWICK EAST 3057	$1,380,000	10/04/2024
3	8/32 Albert St BRUNSWICK EAST 3057	$1,250,000	06/04/2024

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: 23/09/2024 16:12

219 Stewart Street, Brunswick East Vic 3057

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3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 98 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median House Price
June quarter 2024: $1,326,500

Comparable Properties



4/148a Barkly St FITZROY NORTH 3068 (REI/VG)

3 2 2

Price: $1,357,500
Method: Private Sale
Date: 26/04/2024
Property Type: Townhouse (Single)

Agent Comments

112 sqm approx.



5/31-33 OConnor St BRUNSWICK EAST 3057 (REI)

3 2 2

Price: $1,380,000
Method: Private Sale
Date: 10/04/2024
Property Type: Townhouse (Single)

Agent Comments

78 sqm approx.



8/32 Albert St BRUNSWICK EAST 3057 (REI/VG)

3 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 06/04/2024
Property Type: Townhouse (Res)

Agent Comments

114 sqm approx.

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