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 Edmends Street, Brunswick Vic 3056

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 $1,224,500 Property Type House Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 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	127 Davies St BRUNSWICK 3056	$1,200,000	08/11/2024
2	22 Victoria Gr BRUNSWICK 3056	$1,255,000	05/10/2024
3	24 Munro St BRUNSWICK 3056	$1,220,000	03/08/2024

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: 14/01/2025 11:57

5 Edmends Street, Brunswick Vic 3056

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: House
Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2024: $1,224,500

Comparable Properties



127 Davies St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,200,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 175 sqm approx

Agent Comments



22 Victoria Gr BRUNSWICK 3056 (REI)

2 1 1

Price: $1,255,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments



24 Munro St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,220,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 160 sqm approx

Agent Comments

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