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	481 Victoria Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $925,000 & $975,000

Median sale price

Median price $1,191,000 Property Type House Suburb Brunswick West

Period - From 01/10/2024 to 31/12/2024 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	185 Victoria St BRUNSWICK 3056	$960,000	31/12/2024
2	19 Richardson St BRUNSWICK 3056	$960,000	15/11/2024
3	35 Lobb St BRUNSWICK 3056	$965,000	11/11/2024

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: 03/02/2025 12:29

481 Victoria Street, Brunswick West Vic 3055

Elizabeth Kelly
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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$925,000 - $975,000
Median House Price
December quarter 2024: $1,191,000

Comparable Properties



185 Victoria St BRUNSWICK 3056 (REI)

2 1 -

Price: $960,000
Method: Private Sale
Date: 31/12/2024
Property Type: House

Agent Comments

Same street, in the next suburb over.



19 Richardson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $960,000
Method: Sold Before Auction
Date: 15/11/2024
Property Type: House (Res)
Land Size: 166 sqm approx

Agent Comments

Same land size, Victoria Street presents nicer.



35 Lobb St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $965,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 180 sqm approx

Agent Comments

Front and rear of the property require landscaping.

Account - Jellis Craig | P: 03 9387 5888

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