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	72 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,400,000 & $1,470,000

Median sale price

Median price $1,327,500 Property Type House Suburb Brunswick

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	26 Stanley St BRUNSWICK 3056	$1,428,000	15/03/2025
2	44 Barrow St BRUNSWICK 3056	$1,456,000	31/01/2025
3	39 Donald St BRUNSWICK 3056	$1,410,000	30/11/2024

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: 27/03/2025 10:00

72 Edward Street, Brunswick Vic 3056

Lee Muddle
03 8415 6100
0449 130 331
leemuddle@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 456 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,470,000
Median House Price
December quarter 2024: $1,327,500

Comparable Properties



26 Stanley St BRUNSWICK 3056 (REI)

3 1 2

Price: $1,428,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



44 Barrow St BRUNSWICK 3056 (REI)

3 1 1

Price: $1,456,000
Method: Private Sale
Date: 31/01/2025
Property Type: House
Land Size: 405 sqm approx

Agent Comments



39 Donald St BRUNSWICK 3056 (REI/VG)

4 2 2

Price: $1,410,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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