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	21 Leyden Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,850,000 & $1,950,000

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	1/18 Linden St BRUNSWICK EAST 3057	$1,950,000	11/01/2025
2	16a Balmoral Av BRUNSWICK EAST 3057	$1,875,000	12/10/2024
3	1 Leinster Gr BRUNSWICK EAST 3057	$2,060,000	07/10/2024

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: 24/01/2025 15:55

21 Leyden Street, Brunswick Vic 3056

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4 4 2

Property Type:
Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
December quarter 2024: $1,327,500

Comparable Properties



1/18 Linden St BRUNSWICK EAST 3057 (REI)

4 4 2

Price: $1,950,000
Method: Private Sale
Date: 11/01/2025
Property Type: House

Agent Comments



16a Balmoral Av BRUNSWICK EAST 3057 (REI)

4 3 2

Price: $1,875,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



1 Leinster Gr BRUNSWICK EAST 3057 (REI/VG)

4 2 -

Price: $2,060,000
Method: Sold Before Auction
Date: 07/10/2024
Property Type: House (Res)
Land Size: 306 sqm approx

Agent Comments

Single title. Similar dwelling offering with small court yard & no garage or city views.

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