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	47/35 Stewart Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $680,000 Property Type Townhouse Suburb Brunswick

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	2/142 Barkly St BRUNSWICK 3056	$1,010,000	10/09/2024
2	30 Mary Moodie Way BRUNSWICK EAST 3057	$1,175,000	16/10/2024
3	20A Hardy St BRUNSWICK 3056	$1,190,000	09/11/2024

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: 06/02/2025 11:42

47/35 Stewart Street, Brunswick Vic 3056

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



3 3 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
06/02/2024 - 05/02/2025: $680,000

Comparable Properties



2/142 Barkly St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $1,010,000
Method: Private Sale
Date: 10/09/2024
Property Type: Townhouse (Single)

Agent Comments

One less bathroom, but same number of bedrooms & car space.



30 Mary Moodie Way BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: $1,175,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)

Agent Comments

One less bathroom, but same bedrooms & car space.



20A Hardy St BRUNSWICK 3056 (REI/VG)

3 3 1

Price: $1,190,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)

Agent Comments

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