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	33 Union 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 $1,300,000 Property Type House Suburb Brunswick

Period - From 01/01/2024 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	84 Wilson St BRUNSWICK 3056	$1,160,000	22/02/2025
2	4 Maghull St BRUNSWICK EAST 3057	$1,000,000	15/02/2025
3	481 Victoria St BRUNSWICK WEST 3055	$985,000	05/02/2025

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: 28/02/2025 08:21

33 Union Street, Brunswick Vic 3056

Carmel Morganti
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2 1 0

Property Type: House
Land Size: 196 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,300,000

Agent Comments

Updated single level terrace with 2 generous bedrooms, large/light living and dining and courtyard walking distance to public transport.

Comparable Properties



84 Wilson St BRUNSWICK 3056 (REI)

2 1 2

Price: $1,160,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

Comparable smaller land size but two extra parking spots



4 Maghull St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $1,000,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments

Larger land with parking but weatherboard, unrenovated and inferior location.



481 Victoria St BRUNSWICK WEST 3055 (REI)

2 1 -

Price: $985,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: House

Agent Comments

Comparable but with parking but much smaller land.

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