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	3 Miller Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,475,000 & $1,550,000

Median sale price

Median price $1,460,000 Property Type House Suburb Brunswick East

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	70 Newry St FITZROY NORTH 3068	$1,515,000	11/02/2025
2	50 Union St NORTHCOTE 3070	$1,538,000	23/11/2024
3			

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: 21/02/2025 08:00

3 Miller Street, Brunswick East Vic 3057

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4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,475,000 - $1,550,000
Median House Price
December quarter 2024: $1,460,000

Comparable Properties



70 Newry St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,515,000
Method: Private Sale
Date: 11/02/2025
Property Type: House

Agent Comments

Less a bedroom, superior location



50 Union St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,538,000
Method: Auction Sale
Date: 23/11/2024
Rooms: 4
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments

Less a bedroom & bathroom, larger internally but inferior location

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. There was another property that sold in March 2024 at 56A Dunstan Ave, Brunswick - 4 bed 2 bath with 2 car spaces for $1,600,000

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