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	16 Talbot Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,550,000 & $1,650,000

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	94 Tinning St BRUNSWICK 3056	$1,675,000	22/02/2025
2	4 Trafford St BRUNSWICK 3056	$1,610,000	07/12/2024
3	12 Ashmore St BRUNSWICK 3056	$1,580,000	07/11/2024

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: 19/03/2025 11:44

16 Talbot Street, Brunswick Vic 3056

Elizabeth Kelly
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4 2 1

Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
December quarter 2024: $1,327,500

Comparable Properties



94 Tinning St BRUNSWICK 3056 (REI)

4 1 2

Price: $1,675,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 556 sqm approx

Agent Comments

One less bathroom, however bigger block of land



4 Trafford St BRUNSWICK 3056 (REI/VG)

4 1 1

Price: $1,610,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

One less bathroom, land and internal foot print comparable



12 Ashmore St BRUNSWICK 3056 (REI/VG)

4 1 1

Price: $1,580,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments

One less bathroom, however land and internal footprint comparable

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