1 Ivory Way, Brunswick East Vic 3057



3 Bed 2 Bath 2 Car
Property Type: Townhouse (Single)
Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2024: $1,460,000

Comparable Properties



223 Blyth Street, Brunswick East 3057 (REI/VG)

3 Bed 2 Bath 2 Car
Price: $1,075,000
Method: Sold Before Auction
Date: 11/12/2024
Property Type: Townhouse (Res)
Agent Comments: Contemporary townhouse residence on busy corner



30 Mary Moodie Way, Brunswick East 3057 (REI/VG)

3 Bed 2 Bath 1 Car
Price: $1,175,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)
Agent Comments: 3 level modern residence of similar size and age; original condition



39 Amelia Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 2 Car
Price: $1,140,000
Method: Sold Before Auction
Date: 24/09/2024
Property Type: Townhouse (Res)
Agent Comments: Similar contemporary residence designed by same architects

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 1 Ivory Way, Brunswick East Vic 3057

Indicative selling price

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

Range between: $1,050,000 & $1,150,000

Median sale price

Median price: $1,460,000 House: x Suburb: Brunswick East

Period - From: 01/10/2024 to: 31/12/2024 Source: REIV

Comparable property sales

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
223 Blyth Street, BRUNSWICK EAST 3057	$1,075,000	11/12/2024
30 Mary Moodie Way, BRUNSWICK EAST 3057	$1,175,000	16/10/2024
39 Amelia Street, BRUNSWICK 3056	$1,140,000	24/09/2024

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