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	B209/55 John Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $595,000 & $640,000

Median sale price

Median price $551,250 Property Type Unit Suburb Brunswick East

Period - From 01/04/2024 to 31/03/2025 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	207/59 John St BRUNSWICK EAST 3057	$655,000	27/03/2025
2	117/288 Albert St BRUNSWICK 3056	$610,000	13/03/2025
3	206/800 Sydney Rd BRUNSWICK 3056	$580,000	05/03/2025

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: 22/04/2025 08:03

B209/55 John Street, Brunswick East Vic 3057

Carmel Morganti
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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Neat and Modern apartment in excellent location

Indicative Selling Price
$595,000 - $640,000
Median Unit Price
Year ending March 2025: $551,250

Comparable Properties



207/59 John St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $655,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Agent Comments

Comparable. One less bathroom but larger internally



117/288 Albert St BRUNSWICK 3056 (REI/VG)

2 1 2

Price: $610,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

Agent Comments

Comparable but one less bathroom and extra car spot but significantly smaller internally.



206/800 Sydney Rd BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $580,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

Agent Comments

Comparable with similar accommodation but older build in a much busier location

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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