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	13 Lomandra Walkway, Brunswick East Vic 3057

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $540,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2025 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	19/54 Gadd St NORTHCOTE 3070	$750,000	05/03/2025
2	5 Dianella Wkwy BRUNSWICK EAST 3057	$706,000	30/01/2025
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: 13/06/2025 16:03

13 Lomandra Walkway, Brunswick East Vic 3057

Cameron Pritchard
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
March quarter 2025: $540,000

Comparable Properties



19/54 Gadd St NORTHCOTE 3070 (REI/VG)

2 | 2 | 1

Price: $750,000
Method: Private Sale
Date: 05/03/2025
Property Type: Townhouse (Single)

Agent Comments

Similar property in Northcote, still within a 2km radius.



5 Dianella Wkwy BRUNSWICK EAST 3057 (VG)

2 | - | -

Price: $706,000
Method: Sale
Date: 30/01/2025
Property Type: Townhouse (Single)

Agent Comments

Similar property in the same complex.

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.

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