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	33 Elesbury Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,435,000 Property Type House Suburb Brunswick East

Period - From 01/04/2025 to 30/06/2025 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	40/198 Beavers Rd NORTHCOTE 3070	$1,285,000	03/05/2025
2	G9/26 Nicholson St FITZROY NORTH 3068	$1,170,000	05/04/2025
3	178 Blyth St BRUNSWICK EAST 3057	$1,205,000	11/03/2025

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: 08/07/2025 15:34

33 Elesbury Avenue, Brunswick East Vic 3057

Justin Mellar
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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,435,000

Comparable Properties



40/198 Beavers Rd NORTHCOTE 3070 (REI/VG)

3 3 2

Price: $1,285,000
Method: Private Sale
Date: 03/05/2025
Property Type: Townhouse (Single)

Agent Comments



G9/26 Nicholson St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $1,170,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



178 Blyth St BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: $1,205,000
Method: Sold Before Auction
Date: 11/03/2025
Property Type: Townhouse (Res)
Land Size: 113 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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