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	117 Mitchell Street, Brunswick Vic 3056

Indicative selling price

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

Range between $975,000 & $1,025,000

Median sale price

Median price $1,385,000 Property Type House Suburb Brunswick

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	1 Fowler St COBURG 3058	$1,050,000	09/08/2025
2	77 Mitchell St BRUNSWICK 3056	$1,100,000	16/07/2025
3	24 Richardson St BRUNSWICK 3056	$1,035,000	20/03/2025

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: 21/08/2025 11:37

117 Mitchell Street, Brunswick Vic 3056

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2 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$975,000 - $1,025,000
Median House Price
June quarter 2025: $1,385,000

Comparable Properties



1 Fowler St COBURG 3058 (REI)

2 1 1

Price: $1,050,000
Method: Sold Before Auction
Date: 09/08/2025
Property Type: House (Res)

Agent Comments

Completely freestanding and slightly more comfortable



77 Mitchell St BRUNSWICK 3056 (REI)

3 1 1

Price: $1,100,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: House (Res)

Agent Comments

Semi detached and on a lane corner



24 Richardson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,035,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 164 sqm approx

Agent Comments

Smaller land and home in a southern pocket

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