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: 43 Roberts Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $580,000 Property Type Unit 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	10 Ivory Way BRUNSWICK EAST 3057	$1,200,000	18/04/2025
2	1 Ivory Way BRUNSWICK EAST 3057	$1,315,000	12/04/2025
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: 31/07/2025 10:52

43 Roberts Street, Brunswick East Vic 3057

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Res)
Land Size: 100 sqm approx

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
June quarter 2025: $580,000

Agent Comments

Looking out to leafy views of renowned CERES Park, this three bedroom, two bathroom residence offers urban tranquillity.

Comparable Properties



10 Ivory Way BRUNSWICK EAST 3057 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 18/04/2025
Property Type: House (Res)
Land Size: 102 sqm approx

Agent Comments



1 Ivory Way BRUNSWICK EAST 3057 (REI/VG)

3 2 2

Price: $1,315,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 114 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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