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: 1 Alsace Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	9 Mountfield St BRUNSWICK 3056	$1,360,000	02/08/2025
2	190 Albert St BRUNSWICK 3056	$1,330,000	14/07/2025
3	8 Lyndhurst Cr BRUNSWICK EAST 3057	$1,235,000	12/07/2025

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 16:00

1 Alsace Street, Brunswick East Vic 3057

Matthew Layburn
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Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $1,435,000



3 1 0

Property Type: House

Agent Comments

Comparable Properties



9 Mountfield St BRUNSWICK 3056 (REI)

3 1 -

Price: $1,360,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)

Agent Comments

Similar home within 2km on a quiet side street, had side access also.



190 Albert St BRUNSWICK 3056 (REI)

3 1 1

Price: $1,330,000
Method: Private Sale
Date: 14/07/2025
Property Type: House (Res)

Agent Comments

Similar home within 2km



8 Lyndhurst Cr BRUNSWICK EAST 3057 (REI)

3 1 2

Price: $1,235,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments

Home with similar land allotment one street away, same accommodation but with a brick Construction

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