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: 5 Dunstan Avenue, Brunswick Vic 3056

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	19 Darlington Gr COBURG 3058	$1,410,000	30/01/2025
2			
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: 16/07/2025 22:51



23.07.25

5 Dunstan Avenue, Brunswick Vic 3056

Cameron Pritchard
03 9387 5888
0408 037 482
cameronpritchard@jelliscraig.com.au



4 2 0

Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2025: $1,385,000

Comparable Properties



19 Darlington Gr COBURG 3058 (REI/VG)

4 1 4

Price: $1,410,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 374 sqm approx

Agent Comments

This property is in a lovely street in Coburg, and presents really well, a similar sized block and also a weather board home. Just located in Coburg not Brunswick.

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. They did purchase this at the height of the market, after 13 interest rate hikes the market did decline. After 2 interest rate drops this year, the market has slowly bounced back but definitely not to the peak where it was.

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