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	24 Charles Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,125,000

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	148 Victoria St BRUNSWICK 3056	$1,050,000	05/08/2025
2	90 Wilson St BRUNSWICK 3056	$1,167,500	12/07/2025
3	19 Mackenzie St BRUNSWICK 3056	$1,120,000	03/07/2025

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: 23/09/2025 12:11

24 Charles Street, Brunswick Vic 3056

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,125,000
Median House Price
June quarter 2025: $1,385,000

Comparable Properties



148 Victoria St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,050,000
Method: Sold Before Auction
Date: 05/08/2025
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



90 Wilson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,167,500
Method: Private Sale
Date: 12/07/2025
Property Type: House
Land Size: 159 sqm approx

Agent Comments



19 Mackenzie St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,120,000
Method: Sold Before Auction
Date: 03/07/2025
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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