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	3 La Rose Street, Brunswick Vic 3056

Indicative selling price

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

Range between $860,000 & $920,000

Median sale price

Median price $786,750 Property Type Townhouse Suburb Brunswick

Period - From 22/10/2024 to 21/10/2025 Source Property Data

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	16 Boase St BRUNSWICK 3056	$880,000	19/07/2025
2	48 Wilson St BRUNSWICK 3056	$900,000	03/06/2025
3	8a Edward St BRUNSWICK 3056	$905,000	09/05/2025

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: 22/10/2025 12:17

3 La Rose Street, Brunswick Vic 3056

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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$860,000 - $920,000
Median Townhouse Price
22/10/2024 - 21/10/2025: $786,750

Comparable Properties



16 Boase St BRUNSWICK 3056 (VG)

2 - -

Price: $880,000
Method: Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 56 sqm approx

Agent Comments



48 Wilson St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $900,000
Method: Sold Before Auction
Date: 03/06/2025
Property Type: Townhouse (Res)
Land Size: 98 sqm approx

Agent Comments



8a Edward St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $905,000
Method: Private Sale
Date: 09/05/2025
Property Type: Townhouse (Single)
Land Size: 67 sqm approx

Agent Comments

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