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: 4/2b Loyola Avenue, Brunswick Vic 3056

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $634,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2025 to 30/09/2025 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	2/2a Loyola Av BRUNSWICK 3056	$645,000	14/10/2025
2	4/41 Davies St BRUNSWICK 3056	$635,000	30/09/2025
3	2/126 Mitchell St BRUNSWICK EAST 3057	$640,000	26/06/2025

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: 17/11/2025 10:30

4/2b Loyola Avenue, Brunswick Vic 3056

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
September quarter 2025: $634,500

Comparable Properties



2/2a Loyola Av BRUNSWICK 3056 (REI)

2 1 1

Price: $645,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment

Agent Comments

Similar style older apartment sold in the complex next door



4/41 Davies St BRUNSWICK 3056 (REI)

2 1 1

Price: $635,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit

Agent Comments

Single level older style unit, similar internal, brick construction.



2/126 Mitchell St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment

Agent Comments

Similar style older apartment within 2km, Brunswick East has a higher median sales price

REIV THE DIFFERENCE

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