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	2 Heller Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,500,000 & $1,600,000

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	367 Brunswick Rd BRUNSWICK 3056	$1,570,000	20/09/2025
2	42 Rose St BRUNSWICK 3056	$1,600,000	12/04/2025
3	115 Whitby St BRUNSWICK WEST 3055	$1,540,000	10/04/2025

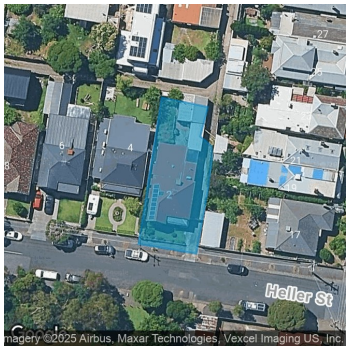
OR

~~**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: 01/10/2025 15:42

2 Heller Street, Brunswick Vic 3056

Cameron Pritchard
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3 1 2

Property Type: House
Land Size: 434 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2025: $1,385,000

Comparable Properties



367 Brunswick Rd BRUNSWICK 3056 (REI)

3 1 4

Price: $1,570,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)

Agent Comments

This is located on a busy road and is also a brick home, but very close to Heller St, similar aged bathroom and kitchen, also has a large garage like 2 Heller St.



42 Rose St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $1,600,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 332 sqm approx

Agent Comments

This is located in Brunswick but approx 2kms north of Heller St, not as good as location, its a weather board too but is more modern than Heller St.



115 Whitby St BRUNSWICK WEST 3055 (REI/VG)

3 2 -

Price: $1,540,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)
Land Size: 346 sqm approx

Agent Comments

This property is located in Brunswick West not central Brunswick, it is also a weather board house and a bit more updated then Heller St. it also has a workshop similar to Heller St garage/workshop.

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