

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

6 French Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$2,050,000

&

\$2,250,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Brunswick East

Period - From

01/10/2024

to

31/12/2024

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	383 Barkly St BRUNSWICK 3056	\$2,100,000	22/02/2025
2	106 Bennett St FITZROY NORTH 3068	\$2,415,000	09/11/2024
3	23 Maghull St BRUNSWICK EAST 3057	\$2,400,000	12/10/2024

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:

12/03/2025 12:30

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5 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,050,000 - \$2,250,000
Median House Price
December quarter 2024: \$1,460,000

Comparable Properties



383 Barkly St BRUNSWICK 3056 (REI)

Agent Comments

5 2 2

Price: \$2,100,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 462 sqm approx



106 Bennett St FITZROY NORTH 3068 (REI/VG)

Agent Comments

5 3 1

Price: \$2,415,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 315 sqm approx



23 Maghull St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

5 2 -

Price: \$2,400,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 423 sqm approx