

## 23 Maghull Street, Brunswick East Vic 3057



**5 Bed 2 Bath – Car**  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 423 sqm approx  
**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 Year ending June 2024: \$1,400,000

## Comparable Properties



### 1 Timaru Avenue, Brunswick East 3057 (REI)

**4 Bed 2 Bath - Car**  
**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 26/08/2024  
**Property Type:** House (Res)  
**Agent Comments:** Renovated single level weatherboard; considerably smaller floor plan.



### 48 Blyth Street, Brunswick 3056 (REI)

**4 Bed 2 Bath - Car**  
**Price:** \$2,100,000  
**Method:** Sold Before Auction  
**Date:** 07/08/2024  
**Property Type:** House (Res)  
**Agent Comments:** Spacious weatherboard on large land; similar condition, inferior location.



### 12 Allan Street, Brunswick 3056 (REI/VG)

**4 Bed 2 Bath – Car**  
**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 03/07/2024  
**Property Type:** House (Res)  
**Land Size:** 313 sqm approx  
**Agent Comments:** Updated single level weatherboard; smaller land of 313m2, inferior location.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

23 Maghull Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,000,000

&

\$2,200,000

#### Median sale price

Median price

\$1,400,000

House

x

Suburb

Brunswick East

Period - From

01/07/2023

to

30/06/2024

Source

REIV

#### Comparable property sales

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 Timaru Avenue, BRUNSWICK EAST 3057	\$2,200,000	26/08/2024
48 Blyth Street, BRUNSWICK 3056	\$2,100,000	07/08/2024
12 Allan Street, BRUNSWICK 3056	\$2,050,000	03/07/2024

This Statement of Information was prepared on:

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