

## 4 Stewart Street, Brunswick Vic 3056



**4 Bed 2 Bath 2 Car**  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 456 sqm approx  
**Indicative Selling Price**  
 \$1,900,000 - \$2,000,000  
**Median House Price**  
 18/04/2023 - 17/04/2024:  
 \$1,300,000

## Comparable Properties



### 27 De Carle Street, Brunswick 3056 (REI)

**4 Bed 2 Bath 4 Car**  
**Price:** \$1,925,000  
**Method:** Sold Before Auction  
**Date:** 08/04/2024  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx  
**Agent Comments:** Has superior parking with four spaces  
 Same bedroom/bathrooms Similar condition Superior land size



### 198A Blyth Street, Brunswick East 3057 (REI/VG)

**4 Bed 3 Bath 2 Car**  
**Price:** \$1,911,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 308 sqm approx  
**Agent Comments:** Same bedrooms/car spaces Superior as  
 has three bathrooms Comparable area Similar condition  
 Inferior land size

## 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

4 Stewart Street, Brunswick Vic 3056

#### Indicative selling price

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

Range between

\$1,900,000

&

\$2,000,000

#### Median sale price

Median price

\$1,300,000

House

x

Suburb

Brunswick

Period - From

18/04/2023

to

17/04/2024

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
27 De Carle Street, BRUNSWICK 3056	\$1,925,000	08/04/2024
198A Blyth Street, BRUNSWICK EAST 3057	\$1,911,000	02/12/2023

This Statement of Information was prepared on:

18/04/2024 09:44