

## 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

14 JARVIE STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,322,500

Property type

House

Suburb

Brunswick East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 12 IVY STREET BRUNSWICK VIC 3056             | \$1,090,000 | 09-Apr-25 |
| 38 ST PHILLIP STREET BRUNSWICK EAST VIC 3057 | \$1,080,000 | 12-Apr-25 |
| 27 HOWARD STREET BRUNSWICK VIC 3056          | \$1,010,000 | 03-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 10 September 2025



**12 IVY STREET BRUNSWICK VIC 3056**

 2  1  1

Sold Price

**\$1,090,000**

Sold Date

**09-Apr-25**

Distance

**1.27km**



**38 ST PHILLIP STREET  
BRUNSWICK EAST VIC 3057**

 2  1  -

Sold Price

**\$1,080,000**

Sold Date

**12-Apr-25**

Distance

**0.54km**



**27 HOWARD STREET BRUNSWICK  
VIC 3056**

 2  1  -

Sold Price

**\$1,010,000**

Sold Date

**03-Jun-25**

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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