

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

21B Balmoral Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,435,000

Property Type

House

Suburb

Brunswick East

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	12/230 Albert St BRUNSWICK 3056	\$1,100,000	25/06/2025
2	241 Edward St BRUNSWICK EAST 3057	\$1,130,000	20/06/2025
3	23 Bishop St BRUNSWICK 3056	\$1,155,000	22/03/2025

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:

18/07/2025 10:38



 2  1  1

Property Type: House (Res)
Land Size: 150 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2025: \$1,435,000

Comparable Properties



12/230 Albert St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  2

Price: \$1,100,000
Method: Private Sale
Date: 25/06/2025
Property Type: Townhouse (Single)



241 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2  1  -

Price: \$1,130,000
Method: Sold Before Auction
Date: 20/06/2025
Property Type: House (Res)



23 Bishop St BRUNSWICK 3056 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,155,000
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 159 sqm approx

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