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 | 21B Balmoral Avenue, Brunswick East Vic 3057 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
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Property Type: House (Res) Land Size: 150 sqm approx

Agent Comments

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

Comparable Properties



12/230 Albert St BRUNSWICK 3056 (REI)

Price: \$1,100,000

Method: Private Sale Date: 25/06/2025

Property Type: Townhouse (Single)

Agent Comments



241 Edward St BRUNSWICK EAST 3057 (REI)

2





Price: \$1,130,000

Method: Sold Before Auction

Date: 20/06/2025

Property Type: House (Res)

Agent Comments



23 Bishop St BRUNSWICK 3056 (REI/VG)

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

Agent Comments





Account - McDonald Upton | P: 03 93759375 | F: 03 93792655

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