

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

35 VICTORIA STREET BRUNSWICK EAST VIC 3057

Indicative selling price

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

Single Price

\$1,389,000.00

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,305,000

Property type

House

Suburb

Brunswick East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

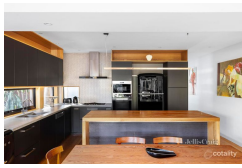
Date of sale

81 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$2,550,000	29-Mar-25
158 BLYTH STREET BRUNSWICK EAST VIC 3057	\$1,685,000	21-Jun-25
306A/14 LITTLE MILLER STREET BRUNSWICK EAST VIC 3057	\$1,310,000	10-Apr-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 July 2025



81 VICTORIA STREET BRUNSWICK EAST VIC 3057

4 3 2

Sold Price

\$2,550,000

Sold Date

29-Mar-25

Distance

0.36km



158 BLYTH STREET BRUNSWICK EAST VIC 3057

4 3 2

Sold Price

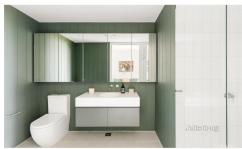
^{RS} **\$1,685,000**

Sold Date

21-Jun-25

Distance

0.47km



306A/14 LITTLE MILLER STREET BRUNSWICK EAST VIC 3057

4 2 2

Sold Price

^{RS} **\$1,310,000**

Sold Date

10-Apr-25

Distance

0.77km



21 LEYDEN STREET BRUNSWICK EAST VIC 3057

4 3 -

Sold Price

\$2,050,000

Sold Date

20-Feb-25

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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