

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

7/114 Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$660,000

&

\$695,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Brunswick

Period - From 01/07/2025

to

30/06/2026

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	9/114 Blyth St BRUNSWICK 3056	\$670,000	14/08/2026
2	3/35 Eveline St BRUNSWICK 3056	\$710,500	21/05/2026
3	1/26 Mitchell St BRUNSWICK 3056	\$680,000	21/03/2026

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:

09/09/2026 15:25

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Indicative Selling Price

\$660,000 - \$695,000

Median Unit Price

Year ending June 2026: \$620,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



9/114 Blyth St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$670,000

Method: Sold Before Auction

Date: 14/08/2026

Property Type: Apartment



3/35 Eveline St BRUNSWICK 3056 (VG)

Agent Comments

2 - -

Price: \$710,500

Method: Sale

Date: 21/05/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



1/26 Mitchell St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit