

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings.

**RayWhite.**

**Statement  
of  
information**

3/19 QUEEN STREET, BRUNSWICK EAST, VIC 3057  
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

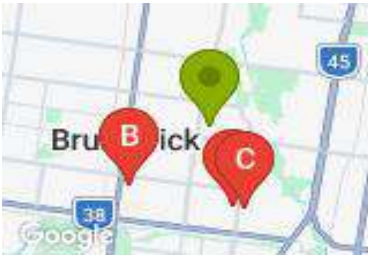
3/19 QUEEN STREET, BRUNSWICK EAST,  2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$730,000 to \$750,000**

Provided by: Matthew Schroeder, Ray White Brunswick

## MEDIAN SALE PRICE



BRUNSWICK EAST, VIC, 3057

Suburb Median Sale Price (Unit)

**\$535,000**

01 April 2025 to 31 March 2026

Provided by: 

## COMPARABLE PROPERTIES

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.

204/14 LITTLE MILLER ST, BRUNSWICK EAST,  2  1  -

Sale Price

**\*\$765,000**

Sale Date: 01/04/2026

Distance from Property: 1.2km

18 MERRI ST, BRUNSWICK, VIC 3056  2  1  1

Sale Price

**\$745,000**

Sale Date: 27/02/2026

Distance from Property: 1.4km

33/9-19 MILLER ST, FITZROY NORTH, VIC 3068  2  1  1

Sale Price

**\$736,000**

Sale Date: 27/02/2026

Distance from Property: 1.2km

This report has been compiled on 23/05/2026 by Ray White Brunswick. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

3/19 QUEEN STREET, BRUNSWICK EAST, VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$730,000 to \$750,000


### Median sale price

Median price: \$535,000

Property type: Unit

Suburb: BRUNSWICK EAST

Period: 01 April 2025 to 31 March 2026

Source: 

### Comparable property sales

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
204/14 LITTLE MILLER ST, BRUNSWICK EAST, VIC 3057	*\$765,000	01/04/2026
18 MERRI ST, BRUNSWICK, VIC 3056	\$745,000	27/02/2026
33/9-19 MILLER ST, FITZROY NORTH, VIC 3068	\$736,000	27/02/2026

This Statement of Information was prepared on: 23/05/2026