

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

16 BRUNSWICK ROAD 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

or range
between

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,435,000

Property type

House

Suburb

Brunswick East

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

18 ETHEL STREET BRUNSWICK EAST VIC 3057	\$1,460,000	16-Apr-26
3 RYAN STREET BRUNSWICK EAST VIC 3057	\$1,325,000	14-Feb-26
322 AMESS STREET BRUNSWICK EAST VIC 3057	\$1,435,000	31-May-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: 30 April 2026


**18 ETHEL STREET BRUNSWICK
EAST VIC 3057**

 Sold Price ^{RS} **\$1,460,000** Sold Date **16-Apr-26**
 3  2  1

 Distance **0.79km**

**3 RYAN STREET BRUNSWICK EAST
VIC 3057**

 Sold Price **\$1,325,000** Sold Date **14-Feb-26**
 3  1  1

 Distance **1.21km**

**322 AMESS STREET BRUNSWICK
EAST VIC 3057**

 Sold Price **\$1,435,000** Sold Date **31-May-25**
 3  1  -

 Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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