

# 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 31 Deakin 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)

Range between \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,468,000 Property Type House Suburb Brunswick East

Period - From 01/04/2025 to 31/03/2026 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

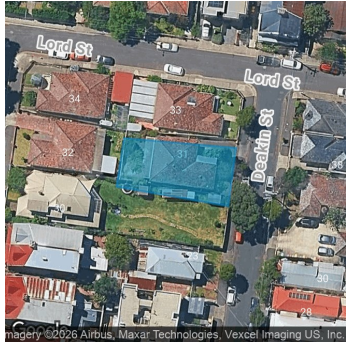
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	42 Jarvie St BRUNSWICK EAST 3057	\$1,336,000	28/03/2026
2	3 Ryan St BRUNSWICK EAST 3057	\$1,325,000	14/02/2026
3	17 Bourke St BRUNSWICK 3056	\$1,375,000	29/11/2025

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: 25/05/2026 14:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,280,000 - \$1,380,000  
**Median House Price**  
Year ending March 2026: \$1,468,000

## Comparable Properties



**42 Jarvie St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$1,336,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 153 sqm approx



**3 Ryan St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments



**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



**17 Bourke St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 307 sqm approx

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788