

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

123/21 VILLAGE AVENUE 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Brunswick East

Period-from

01 Nov 2024

to

31 Oct 2025

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

333/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057	\$482,500	02-Aug-25
424/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057	-	26-Oct-25
311/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$462,500	01-Jul-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: 27 November 2025



333/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$482,500** Sold Date **02-Aug-25**

Distance **0km**

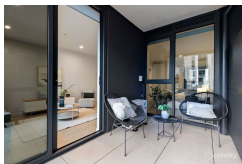


424/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057

1 1 1

Sold Price ^{RS} - ^{UN} Sold Date **26-Oct-25**

Distance **0km**



311/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$462,500** Sold Date **01-Jul-25**

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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