

# 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 340 Brunswick Road, Brunswick Vic 3056

### Indicative selling price

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

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,335,250 Property Type House Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	204 Brunswick Rd BRUNSWICK 3056	\$950,000	04/02/2026
2	27 Oconnor St BRUNSWICK EAST 3057	\$860,000	15/12/2025
3	112a Brunswick Rd BRUNSWICK 3056	\$775,000	25/09/2025

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: 23/02/2026 11:28

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 201 sqm approx

**Agent Comments**

Spacious 2 bedroom 1 bathroom home with ROW access.

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
December quarter 2025: \$1,335,250

## Comparable Properties



**204 Brunswick Rd BRUNSWICK 3056 (REI)**



**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 04/02/2026  
**Property Type:** House

**Agent Comments**

Property on same road, more modern internally.

**27 Oconnor St BRUNSWICK EAST 3057 (REI/VG)**



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House (Res)  
**Land Size:** 139 sqm approx

**Agent Comments**

Period single front home like 340 Brunswick Rd.

**112a Brunswick Rd BRUNSWICK 3056 (VG)**



**Price:** \$775,000  
**Method:** Sale  
**Date:** 25/09/2025  
**Property Type:** House (Res)  
**Land Size:** 211 sqm approx

**Agent Comments**

Property in worse condition than 340 Brunswick Road and smaller.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555



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