

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

8 Teague Avenue, Brunswick West Vic 3055
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,370,000

 &

\$1,500,000

Median sale price

Median price

\$1,350,000

 Property Type

House

 Suburb

Brunswick West

Period - From

01/01/2025

 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	219 Victoria St BRUNSWICK 3056	\$1,450,000	22/01/2026
2	48a Vine St MOONEE PONDS 3039	\$1,515,000	18/12/2025
3	80a Glenlyon Rd BRUNSWICK 3056	\$1,500,000	17/12/2025

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 18:45

8 Teague Avenue, Brunswick West Vic 3055

Lisa Roberts

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 3  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,370,000 - \$1,500,000

Median House Price

Year ending December 2025: \$1,350,000

Comparable Properties



219 Victoria St BRUNSWICK 3056 (REI)

Agent Comments

 3  3  1

Price: \$1,450,000

Method: Sold Before Auction

Date: 22/01/2026

Property Type: House (Res)



48a Vine St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,515,000

Method: Auction Sale

Date: 18/12/2025

Rooms: 6

Property Type: House (Res)

Land Size: 236 sqm approx



80a Glenlyon Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  3  1

Price: \$1,500,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 193 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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