

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

3 Bakers Parade, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Brunswick West

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	477 Albion St BRUNSWICK WEST 3055	\$1,250,000	16/01/2026
2	9 Zeal St BRUNSWICK WEST 3055	\$1,338,000	08/11/2025
3	125 Pearson St BRUNSWICK WEST 3055	\$1,315,000	02/10/2025

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:

04/02/2026 15:06

Mitchell Boys
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Indicative Selling Price
\$1,250,000

Median House Price
December quarter 2025: \$1,350,000



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



477 Albion St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Private Sale

Date: 16/01/2026

Property Type: House

9 Zeal St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 1 2

Price: \$1,338,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 564 sqm approx



125 Pearson St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 1 1

Price: \$1,315,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: House (Res)

Land Size: 371 sqm approx

Account - Jellis Craig | P: 03 9387 5888