

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 1/2b Loyola Avenue, Brunswick Vic 3056

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$620,000 Property Type Unit 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	6/138 Mitchell St BRUNSWICK EAST 3057	\$580,000	12/12/2025
2	3/41 Davies St BRUNSWICK 3056	\$630,000	28/11/2025
3	2/2a Loyola Av BRUNSWICK 3056	\$645,000	14/10/2025

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: 25/02/2026 16:54



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2025: \$620,000

Ground floor older style apartment with courtyard. Needs a full renovation of kitchen and Bathroom.

Comparable Properties



6/138 Mitchell St BRUNSWICK EAST 3057 (REI/VG)



Price: \$580,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment

Agent Comments

Within 2km Similar internal size much better condition. No courtyard



3/41 Davies St BRUNSWICK 3056 (REI/VG)



Price: \$630,000

Method: Sold Before Auction

Date: 28/11/2025

Rooms: 3

Property Type: Villa

Agent Comments

Within 2km Similar internal size much better condition.



2/2a Loyola Av BRUNSWICK 3056 (REI/VG)



Price: \$645,000

Method: Private Sale

Date: 14/10/2025

Property Type: Apartment

Agent Comments

Within 2km Similar internal size much better condition. Much smaller courtyard

Account - Jellis Craig | P: 03 9387 5888