

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 Beith Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,425,000 Property Type House Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 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	25 Ford St BRUNSWICK 3056	\$1,420,000	13/03/2026
2	43 Fraser St BRUNSWICK 3056	\$1,200,000	07/02/2026
3	20 Beith St BRUNSWICK 3056	\$1,352,000	19/12/2025

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:

29/04/2026 16:13



Rooms: 4

Property Type: House

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



25 Ford St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 183 sqm approx



43 Fraser St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 232 sqm approx



20 Beith St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$1,352,000

Method: Sale

Date: 19/12/2025

Property Type: House (Res)

Land Size: 141 sqm approx