

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 57 Everett Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,580,000 & \$1,650,000

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 | 487 Albion St BRUNSWICK WEST 3055 | \$1,550,000 | 17/02/2026 |
| 2 | 46 Anketell St COBURG 3058 | \$1,600,000 | 25/11/2025 |
| 3 | 36 Halpin St BRUNSWICK WEST 3055 | \$1,522,500 | 13/10/2025 |

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: 24/02/2026 14:45

Chris Vitsent

9387 5888

0400 087 069

chrisvitsent@jellisrcraig.com.au

Indicative Selling Price

\$1,580,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,350,000


 3
  1
  2
Property Type: Development Site (Res)**Land Size:** 602 sqm approx

Agent Comments

Comparable Properties

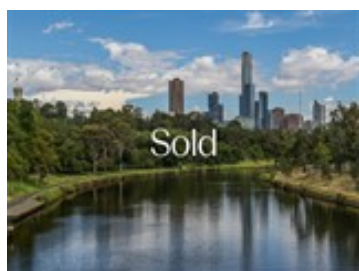
**487 Albion St BRUNSWICK WEST 3055 (REI)**
 3
  1
  2
Price: \$1,550,000**Method:** Private Sale**Date:** 17/02/2026**Property Type:** House**Land Size:** 577 sqm approx

Agent Comments

Very similar with plans and permits.
Worse location**46 Anketell St COBURG 3058 (REI)**
 3
  2
  4
Price: \$1,600,000**Method:** Private Sale**Date:** 25/11/2025**Property Type:** House**Land Size:** 1066 sqm approx

Agent Comments

Much bigger block but further north in coburg

**36 Halpin St BRUNSWICK WEST 3055 (VG)**
 3
  -
  -
Price: \$1,522,500**Method:** Sale**Date:** 13/10/2025**Property Type:** Development Site (Res)**Land Size:** 576 sqm approx

Agent Comments

Similar size land without plans and permits

Account - Jellis Craig | P: 03 9387 5888



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