

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

22 Davies Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,999,000

&

\$2,195,000

Median sale price

Median price \$1,335,250

Property Type House

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	2 Ethel St BRUNSWICK EAST 3057	\$2,200,000	14/02/2026
2	10 Ewen St COBURG 3058	\$2,175,000	17/12/2025
3	41 Mitchell St BRUNSWICK 3056	\$2,025,000	18/10/2025

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:

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Indicative Selling Price

\$1,999,000 - \$2,195,000

Median House Price

December quarter 2025: \$1,335,250



 4  3  2

Property Type: House (Res)

Agent Comments

Comparable Properties



2 Ethel St BRUNSWICK EAST 3057 (REI)

Agent Comments

 3  2  3

Price: \$2,200,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)



10 Ewen St COBURG 3058 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,175,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 408 sqm approx



41 Mitchell St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,025,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 432 sqm approx

Account - Whitefox Real Estate | P: 96459699



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