

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

41 Amelia Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

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	16 Amelia St BRUNSWICK 3056	\$1,050,000	23/12/2025
2	75 Amelia St BRUNSWICK 3056	\$1,070,000	11/10/2025
3	44 Amelia St BRUNSWICK 3056	\$1,100,000	09/09/2025

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:

11/02/2026 11:52



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2025: \$620,000

Comparable Properties



16 Amelia St BRUNSWICK 3056 (VG)

Agent Comments

 3  -  -

Price: \$1,050,000

Method: Sale

Date: 23/12/2025

Property Type: Townhouse (Single)



75 Amelia St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,070,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)



44 Amelia St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,100,000

Method: Private Sale

Date: 09/09/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9387 5888