

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 2 Kingfisher Gardens, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Brunswick East

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	18 Arnold St BRUNSWICK EAST 3057	\$1,345,000	06/12/2025
2	10b Albion St BRUNSWICK EAST 3057	\$1,285,000	20/11/2025
3	11 Galada Way BRUNSWICK EAST 3057	\$1,305,000	16/09/2025

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: 27/01/2026 13:21



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

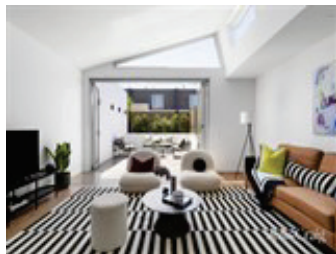
\$1,250,000 - \$1,350,000

Median House Price

December quarter 2025: \$1,520,000

3 bed 2 bath 1 car garage, can park a secondary car in front of garage

Comparable Properties



18 Arnold St BRUNSWICK EAST 3057 (REI)

3 3 1

Price: \$1,345,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Agent Comments

More Modern Home, Same postcode within 2km extra bathroom



10b Albion St BRUNSWICK EAST 3057 (REI)

3 2 1

Price: \$1,285,000

Method: Sold Before Auction

Date: 20/11/2025

Property Type: House (Res)

Agent Comments

Same accommodation, within 2km



11 Galada Way BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: \$1,305,000

Method: Auction Sale

Date: 16/09/2025

Property Type: House (Res)

Land Size: 105 sqm approx

Agent Comments

Same accommodation within 2km

Account - Jellis Craig | P: 03 9387 5888