

# 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 69a Collier Crescent, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,375,000 & \$1,450,000

### Median sale price

Median price \$700,000 Property Type Townhouse Suburb Brunswick West

Period - From 08/04/2025 to 07/04/2026 Source Property Data

### 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	219 Victoria St BRUNSWICK 3056	\$1,450,000	22/01/2026
2	80a Glenlyon Rd BRUNSWICK 3056	\$1,500,000	17/12/2025
3			

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: 08/04/2026 14:41

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**Indicative Selling Price**

\$1,375,000 - \$1,450,000

**Median Townhouse Price**

08/04/2025 - 07/04/2026: \$700,000



 3  2  1

**Property Type:** House

**Land Size:** 234 sqm approx

Agent Comments

## Comparable Properties



**219 Victoria St BRUNSWICK 3056 (REI/VG)**

 3  3  1

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 22/01/2026

**Property Type:** House (Res)

**Land Size:** 138 sqm approx

Agent Comments

Extra bathroom, otherwise similar dwelling offering



**80a Glenlyon Rd BRUNSWICK 3056 (REI/VG)**

 3  3  1

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** House

**Land Size:** 193 sqm approx

Agent Comments

Extra bathroom, otherwise similar dwelling offering

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.

Account - Jellis Craig | P: 03 9387 5888



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