

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

30 Sutherland Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Brunswick

Period - From

06/02/2025

to

05/02/2026

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	24 Macfarland St BRUNSWICK 3056	\$2,250,000	09/12/2025
2	29 Halpin St BRUNSWICK WEST 3055	\$2,000,000	25/10/2025
3	6 Orient Gr BRUNSWICK 3056	\$2,310,000	09/08/2025

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:

06/02/2026 15:11



Property Type:

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

06/02/2025 - 05/02/2026: \$1,320,000

Comparable Properties



24 Macfarland St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$2,250,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 297 sqm approx



29 Halpin St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 608 sqm approx



6 Orient Gr BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$2,310,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 422 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161