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	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,332,500	Pro	perty Type	House		Suburb	Brunswick West
Period - From	01/04/2025	to	30/06/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

1	133 Pearson St BRUNSWICK WEST 3055	\$1,200,000	27/02/2025
2			
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.

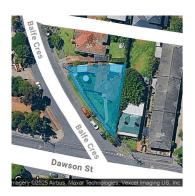
This Statement of Information was prepared on:	08/07/2025 15:36
--	------------------

08.07.25

Date of sale









Property Type: House Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2025: \$1,332,500

Comparable Properties



133 Pearson St BRUNSWICK WEST 3055 (REI/VG)

= .

4

1

a 2

Agent Comments

1 Extra car space, on a busier road

Price: \$1,200,000 Method: Private Sale Date: 27/02/2025 Property Type: House Land Size: 371 sqm approx

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. There are no further homes for sale with this many bedrooms in this spot with a comparable land size

Account - Jellis Craig | P: 03 9387 5888



