Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/10/2026

Property offered for sale

Address (including suburb and postcode)	5 Nash Street Brunswick Vic 3056

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	0	Approx. 75	Approx. 140

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	N/A
or Range between	$925,000 & $965,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price	$980,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	Property type	Suburb	Period	Source
$1,150,000	House	Brunswick	01/06/2026 to 31/08/2026	Pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months. These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
44 Henkel Street Brunswick Vic 3056	$925,000	27/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	Not recorded	N/A	Approx. 129

Comparable property 2

Address	Sale price	Date of sale
157 Albion Street Brunswick Vic 3056	$990,000	18/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	Not recorded	N/A	Approx. 153

Comparable property 3

Address	Sale price	Date of sale
24 Evans Street Brunswick Vic 3056	$1,055,000	22/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	Not recorded	N/A	Approx. 163

Reason there are fewer than three comparable properties

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $_____

Unconditional sale date _____/_____/_____