

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

1/138 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2026 to 30/06/2026 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.~~

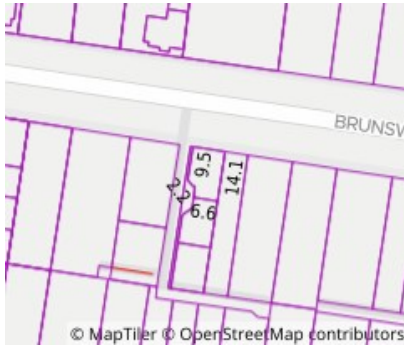
	Address of comparable property	Price	Date of sale
1	4/32 Centennial Av BRUNSWICK WEST 3055	\$829,000	05/05/2026
2	340 Brunswick Rd BRUNSWICK 3056	\$850,000	31/03/2026
3			

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:

22/09/2026 09:55



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median Unit Price

June quarter 2026: \$575,000

Comparable Properties



4/32 Centennial Av BRUNSWICK WEST 3055 (REI)

2 1 1

Price: \$829,000

Method: Private Sale

Date: 05/05/2026

Property Type: Townhouse (Single)

Land Size: 108 sqm approx

Agent Comments

Within 2kms of the property. offering similar accommodation and size



340 Brunswick Rd BRUNSWICK 3056 (REI)

2 1 -

Price: \$850,000

Method: Auction Sale

Date: 31/03/2026

Property Type: House (Res)

Agent Comments

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.