

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

1/22 Howson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,486,250 Property Type House Suburb Brunswick West

Period - From 01/01/2026 to 31/03/2026 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	33 Henkel St BRUNSWICK 3056	\$1,000,000	02/06/2026
2	2/464 Victoria St BRUNSWICK WEST 3055	\$935,000	26/03/2026
3	2/18 De Carle St BRUNSWICK 3056	\$900,000	26/02/2026

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:

22/06/2026 09:29

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2026: \$1,486,250



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



33 Henkel St BRUNSWICK 3056 (REI)

2 1 1

Price: \$1,000,000

Method: Auction Sale

Date: 02/06/2026

Property Type: House (Res)

Agent Comments

Comparable floorplan in the next suburb



2/464 Victoria St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: \$935,000

Method: Private Sale

Date: 26/03/2026

Property Type: Townhouse (Single)

Agent Comments

Comparable location with one less bathroom



2/18 De Carle St BRUNSWICK 3056 (REI/VG)

2 2 2

Price: \$900,000

Method: Auction Sale

Date: 26/02/2026

Property Type: Townhouse (Res)

Agent Comments

Smaller, less renovated in the next suburb

Account - Jellis Craig | P: 03 9387 5888