

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

130 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Brunswick West

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	27 Curtin Av BRUNSWICK WEST 3055	\$800,000	22/07/2026
2	268 Albion St BRUNSWICK 3056	\$900,000	15/07/2026
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:

28/08/2026 15:55



Property Type: House

Land Size: 251.419 sqm approx

Agent Comments

Comparable Properties



27 Curtin Av BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 22/07/2026

Property Type: House

Land Size: 377 sqm approx



268 Albion St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 15/07/2026

Property Type: House

Land Size: 269 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.