

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

18 Cassels Road, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,425,000

Property Type

House

Suburb

Brunswick

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	7 Marks St COBURG 3058	\$1,467,000	13/06/2026
2	41 Bruce St COBURG 3058	\$1,500,000	14/05/2026
3	2a Temple St BRUNSWICK WEST 3055	\$1,462,500	05/02/2026

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:

18/06/2026 14:28

Cameron Pritchard

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2026: \$1,425,000



3 1 1

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



7 Marks St COBURG 3058 (REI)

4 2 1

Price: \$1,467,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Agent Comments

A very similar property but this one is not as renovated as much as Cassels. This property is located in Coburg not Brunswick but still close by. This one also has another bathroom. This property also has an extra bedroom.



41 Bruce St COBURG 3058 (REI)

4 1 4

Price: \$1,500,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 678 sqm approx

Agent Comments

A very similar property but this one is not as renovated as much as Cassels. This property is located in Coburg not Brunswick but still close by. This property has a side drive to fit more cars off the street. This property also has an extra bedroom.



2a Temple St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: \$1,462,500

Method: Private Sale

Date: 05/02/2026

Property Type: House

Land Size: 680 sqm approx

Agent Comments

Located in Brunswick West not central Brunswick, this property is not as renovated as Cassels Rd but a slightly larger block size, same original build as Cassels too.