

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

2/32 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$325,000

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	5/32 Pearson St BRUNSWICK WEST 3055	\$332,050	17/02/2026
2	7/465 Brunswick Rd BRUNSWICK WEST 3055	\$302,500	10/02/2026
3	14/441 Brunswick Rd BRUNSWICK WEST 3055	\$330,000	28/01/2026

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:

20/04/2026 08:57



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$325,000

Median House Price
 March quarter 2026: \$1,486,250

Comparable Properties



5/32 Pearson St BRUNSWICK WEST 3055 (VG)

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Agent Comments

1B / 1B / 1C

Price: \$332,050
Method: Sale
Date: 17/02/2026
Property Type: Strata Unit/Flat



7/465 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG)

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Agent Comments

Price: \$302,500
Method: Private Sale
Date: 10/02/2026
Property Type: Flat



14/441 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG)

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Agent Comments

Price: \$330,000
Method: Private Sale
Date: 28/01/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888