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 Church Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	125 Beavers Rd NORTHCOTE 3070	$1,320,000	23/05/2026
2	316 Albion St BRUNSWICK 3056	$1,395,000	11/05/2026
3	122 Pearson St BRUNSWICK WEST 3055	$1,375,000	31/03/2026

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: 11/06/2026 11:09

2 Church Street, Brunswick Vic 3056

Nelson Alexander

3 1 1

Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
March quarter 2026: $1,425,000

Comparable Properties

125 Beavers Rd NORTHCOTE 3070 (REI)

3 1 1

Price: $1,320,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments

316 Albion St BRUNSWICK 3056 (REI)

3 1 1

Price: $1,395,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

122 Pearson St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,375,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 297 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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