

23 Ovens Street, Brunswick Vic 3056



2 Bed 2 Bath - Car

Property Type: House (Res)

Land Size: 248 sqm approx

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,425,000

Comparable Properties



24 Evans Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car

Price: \$1,055,000

Method: Auction Sale

Date: 22/04/2026

Property Type: House

Land Size: 163 sqm approx

Agent Comments: Refurbished terrace on smaller land of 163m2



13 Nash Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,125,000

Method: Sold Before Auction

Date: 15/02/2026

Property Type: House (Res)

Land Size: 128 sqm approx

Agent Comments: Updated terrace on much smaller block



43 Fraser Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,200,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 232 sqm approx

Agent Comments: 3 bedroom terrace in fair condition on slightly smaller land of 232m2

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

23 Ovens Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,425,000 House x Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales

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
24 Evans Street, BRUNSWICK 3056	\$1,055,000	22/04/2026
13 Nash Street, BRUNSWICK 3056	\$1,125,000	15/02/2026
43 Fraser Street, BRUNSWICK 3056	\$1,200,000	07/02/2026

This Statement of Information was prepared on:

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