

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

234 Brunswick Road, 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 \$1,291,000

Property Type House

Suburb Brunswick

Period - From 24/06/2025

to

23/06/2026

Source Property Data

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	64 Wilson St BRUNSWICK 3056	\$1,150,000	13/06/2026
2	14 Howard St BRUNSWICK 3056	\$1,110,000	23/05/2026
3	43 Fraser St BRUNSWICK 3056	\$1,200,000	07/02/2026

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:

24/06/2026 10:39

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3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

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

Median House Price

24/06/2025 - 23/06/2026: \$1,291,000

Comparable Properties



64 Wilson St BRUNSWICK 3056 (REI)

3 1 -

Price: \$1,150,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 178 sqm approx

Agent Comments

Smaller land and no parking. On a quiet residential street.



14 Howard St BRUNSWICK 3056 (REI)

3 1 -

Price: \$1,110,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Agent Comments

Smaller land and no parking. On a quiet residential street.



43 Fraser St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: \$1,200,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 232 sqm approx

Agent Comments

Smaller land. On a quiet residential street.

Account - Jellis Craig | P: 03 9387 5888