

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

31 Whitby Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	4 Stranks Av BRUNSWICK WEST 3055	\$1,026,000	13/04/2026
2	14 Whitby St BRUNSWICK WEST 3055	\$1,243,000	05/03/2026
3	13 Nash St BRUNSWICK 3056	\$1,125,000	15/02/2026

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:

22/04/2026 16:43



Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2026: \$1,425,000

Comparable Properties



4 Stranks Av BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,026,000
Method: Private Sale
Date: 13/04/2026
Property Type: House (Res)
Land Size: 237 sqm approx



14 Whitby St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,243,000
Method: Auction Sale
Date: 05/03/2026
Property Type: House (Res)



13 Nash St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,125,000
Method: Sold Before Auction
Date: 15/02/2026
Property Type: House (Res)
Land Size: 128 sqm approx

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