

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

33 Percy 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 \$1,155,000

Property Type House

Suburb Brunswick

Period - From 01/04/2026

to 30/06/2026

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	34 De Carle St BRUNSWICK 3056	\$1,102,500	27/05/2026
2	32 Minnie St BRUNSWICK 3056	\$1,110,000	16/05/2026
3	34 Jones St BRUNSWICK 3056	\$1,080,000	12/05/2026

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:

06/08/2026 09:33

Cameron Pritchard

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Indicative Selling Price

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

Median House Price

June quarter 2026: \$1,155,000



2 1 1

Property Type: House

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



34 De Carle St BRUNSWICK 3056 (REI)

2 1 1

Price: \$1,102,500

Method: Private Sale

Date: 27/05/2026

Property Type: House (Res)

Agent Comments

Located not too far away on the other side of Sydney Rd, not as updated as Percy Street, but similar in size.



32 Minnie St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: \$1,110,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 180 sqm approx

Agent Comments

A weatherboard single fronted house, no parking with this one. Minnie St property has a quirky renovation.



34 Jones St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: \$1,080,000

Method: Sold Before Auction

Date: 12/05/2026

Property Type: House (Res)

Land Size: 161 sqm approx

Agent Comments

This one is a weatherboard property not brick, this is a similar sized property, maybe slightly bigger but wasn't as modern as Percy Street.