

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

35 Peacock Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,356,000 Property Type House Suburb Brunswick West

Period - From 01/07/2025 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.

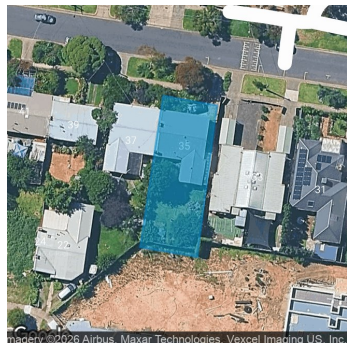
	Address of comparable property	Price	Date of sale
1	4 Stranks Av BRUNSWICK WEST 3055	\$1,026,000	13/04/2026
2	225 Hope St BRUNSWICK WEST 3055	\$1,040,000	11/04/2026
3	33 Albion St ESSENDON 3040	\$1,050,000	28/03/2026

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:

21/08/2026 16:43



Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Original 1960's home, semi detached on a great size allotment, original kitchen and bathroom, 3 bedrooms in central location.

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

Year ending June 2026: \$1,356,000

Comparable Properties



4 Stranks Av BRUNSWICK WEST 3055 (REI/VG)



Price: \$1,026,000

Method: Private Sale

Date: 13/04/2026

Property Type: House (Res)

Land Size: 237 sqm approx

Agent Comments

Semi detached home on a small allotment in close proximity however superior in condition.



225 Hope St BRUNSWICK WEST 3055 (REI/VG)



Price: \$1,040,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 488 sqm approx

Agent Comments

Great comparable as both in similar location, close to freeway however Hope St is superior in size and condition.



33 Albion St ESSENDON 3040 (REI)



Price: \$1,050,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 511 sqm approx

Agent Comments

Excellent comparable as literally behind 35 Peacock St, Albion St is superior in