

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

38 Donald 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	26 Wolseley St COBURG 3058	\$1,185,000	23/05/2026
2	113 Edward St BRUNSWICK 3056	\$1,130,000	06/05/2026
3	29 Ford St BRUNSWICK 3056	\$1,250,000	18/04/2026

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:

23/06/2026 14:45

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2026: \$1,425,000



3 1 1

Property Type: House (Res)

Land Size: 237 sqm approx

Agent Comments

Comparable Properties



26 Wolseley St COBURG 3058 (REI)

Agent Comments

3 1 -

Price: \$1,185,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)



113 Edward St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,130,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 143 sqm approx



29 Ford St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,250,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 178 sqm approx