

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 Halpin Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Brunswick West

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	102 Dean St MOONEE PONDS 3039	\$1,710,000	20/06/2026
2	39 Canberra St BRUNSWICK 3056	\$1,800,000	17/04/2026
3			

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:

27/08/2026 10:12



Property Type: House

Land Size: 577 sqm approx

Agent Comments

Comparable Properties



102 Dean St MOONEE PONDS 3039 (REI)



Price: \$1,710,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 570 sqm approx

Agent Comments

Extra bed and moonee ponds although very similar in style



39 Canberra St BRUNSWICK 3056 (REI/VG)



Price: \$1,800,000

Method: Private Sale

Date: 17/04/2026

Property Type: House

Land Size: 486 sqm approx

Agent Comments

smaller block although central brunswick

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.