

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

64 Wilson 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 \$1,330,000

Property Type House

Suburb Brunswick

Period - From 01/04/2025

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	113 Edward St BRUNSWICK 3056	\$1,130,000	06/05/2026
2	5 Ethel St BRUNSWICK EAST 3057	\$1,100,000	02/05/2026
3	24 Evans St BRUNSWICK 3056	\$1,055,000	22/04/2026

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:

15/05/2026 08:35

64 Wilson Street, Brunswick Vic 3056



Property Type:

Divorce/Estate/Family Transfers

Land Size: 177 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending March 2026: \$1,330,000

Comparable Properties



113 Edward St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 06/05/2026

Property Type: House



5 Ethel St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 239 sqm approx



24 Evans St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,055,000

Method: Auction Sale

Date: 22/04/2026

Property Type: House

Land Size: 163 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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