

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

845 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,335,250

Property Type House

Suburb Brunswick

Period - From 01/10/2025

to 31/12/2025

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	29 Halpin St BRUNSWICK WEST 3055	\$2,000,000	25/10/2025
2	206 Pigdon St CARLTON NORTH 3054	\$1,950,000	20/09/2025
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:

20/02/2026 15:09

845 Park Street, Brunswick Vic 3056



4 2 2

Rooms: 10
Property Type: House (Res)
Land Size: 398.5 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
December quarter 2025: \$1,335,250

Comparable Properties



29 Halpin St BRUNSWICK WEST 3055 (REI)

Agent Comments

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Price: \$2,000,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 608 sqm approx



206 Pigdon St CARLTON NORTH 3054 (REI)

Agent Comments

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Price: \$1,950,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 370 sqm approx

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.

Account - Fletchers Estate Agents Inner North | P: 03 9478 2222



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