

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

98 Wilson Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$975,000 & \$1,050,000

Median sale price

Median price \$1,155,000 Property Type House Suburb Brunswick

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	34 Jones St BRUNSWICK 3056	\$1,080,000	12/05/2026
2	93 Glenlyon Rd BRUNSWICK 3056	\$1,082,500	09/04/2026
3	34 De Carle St BRUNSWICK 3056	\$1,102,500	27/05/2026

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:

19/08/2026 14:37

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Indicative Selling Price

\$975,000 - \$1,050,000

Median House Price

June quarter 2026: \$1,155,000



2 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 149 sqm approx

Agent Comments

Comparable Properties



34 Jones St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$1,080,000

Method: Sold Before Auction

Date: 12/05/2026

Property Type: House (Res)

Land Size: 161 sqm approx



93 Glenlyon Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$1,082,500

Method: Sold Before Auction

Date: 09/04/2026

Property Type: House (Res)

Land Size: 139 sqm approx



34 De Carle St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$1,102,500

Method: Private Sale

Date: 27/05/2026

Property Type: House (Res)