

# 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 951 Park Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,590,000 & \$1,690,000

### Median sale price

Median price \$1,350,000 Property Type House Suburb Brunswick West

Period - From 01/01/2025 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 | 8 Collings St BRUNSWICK WEST 3055 | \$1,650,000 | 21/02/2026   |
| 2 | 20 Filson St ASCOT VALE 3032      | \$1,597,000 | 05/02/2026   |
| 3 | 165 Wellington St FLEMINGTON 3031 | \$1,635,000 | 23/01/2026   |

**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: 18/03/2026 14:28



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 673 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,590,000 - \$1,690,000  
**Median House Price**  
 Year ending December 2025: \$1,350,000

## Comparable Properties



**8 Collings St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**



**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 472 sqm approx



**20 Filson St ASCOT VALE 3032 (REI)**

**Agent Comments**



**Price:** \$1,597,000  
**Method:** Auction Sale  
**Date:** 05/02/2026  
**Property Type:** House (Res)



**165 Wellington St FLEMINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$1,635,000  
**Method:** Private Sale  
**Date:** 23/01/2026  
**Property Type:** House  
**Land Size:** 567 sqm approx

**Account - Nelson Alexander** | P: 03 9347 4322 | F: 03 9347 5423