

# 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 877 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 \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,486,250 Property Type House Suburb Brunswick West

Period - From 01/01/2026 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	143 Albert St BRUNSWICK 3056	\$2,430,000	28/03/2026
2	25 Holloway Rd BRUNSWICK 3056	\$2,200,000	19/03/2026
3	54 Smith St BRUNSWICK WEST 3055	\$2,380,000	18/03/2026

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: 21/04/2026 15:24

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**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

March quarter 2026: \$1,486,250



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**Rooms:** 8**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 622 sqm approx

Agent Comments

All the selected homes are timber, have more recent renovations and smaller land than the subject home which is brick an older renovation and has a large front garden and side driveway which adding to its land size. These are the closest in the defined 6 month window.

## Comparable Properties

**143 Albert St BRUNSWICK 3056 (REI)**

Agent Comments

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**Price:** \$2,430,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**25 Holloway Rd BRUNSWICK 3056 (REI)**

Agent Comments

4 2 -

**Price:** \$2,200,000**Method:** Auction Sale**Date:** 19/03/2026**Property Type:** House (Res)**54 Smith St BRUNSWICK WEST 3055 (REI)**

Agent Comments

4 2 2

**Price:** \$2,380,000**Method:** Sold Before Auction**Date:** 18/03/2026**Property Type:** House (Res)**Land Size:** 418 sqm approx

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