

115 Pearson Street, Brunswick West Vic 3055



4 Bed 3 Bath 2 Car
Property Type: House (Res)
Land Size: 371 sqm approx
Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 Year ending December 2025:
 \$1,350,000

Comparable Properties



10 Ewen Street, Coburg 3058 (REI/VG)

4 Bed 3 Bath 2 Car
Price: \$2,175,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 408 sqm approx
Agent Comments: Period home with modern single level renovation, single garage at rear. Superior land size.



24 Macfarland Street, Brunswick 3056 (REI/VG)

4 Bed 3 Bath 1 Car
Price: \$2,250,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 297 sqm approx
Agent Comments: Period home with modern double storey extension. Single garage at rear. Inferior land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

115 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$2,000,000

 &

\$2,200,000

Median sale price

Median price

\$1,350,000

 House

x

 Suburb

Brunswick West

Period - From

01/01/2025

 to

31/12/2025

 Source

REIV

Comparable property sales

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
10 Ewen Street, COBURG 3058	\$2,175,000	17/12/2025
24 Macfarland Street, BRUNSWICK 3056	\$2,250,000	09/12/2025

This Statement of Information was prepared on:

06/02/2026 18:07
