

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

39 Howard Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	43 St Phillip St BRUNSWICK EAST 3057	\$1,080,000	14/02/2026
2	58 Frederick St BRUNSWICK 3056	\$1,100,000	18/12/2025
3	19 Mountfield St BRUNSWICK 3056	\$1,125,000	08/11/2025

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:

18/02/2026 12:34

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03 9387 5888
0408 037 482

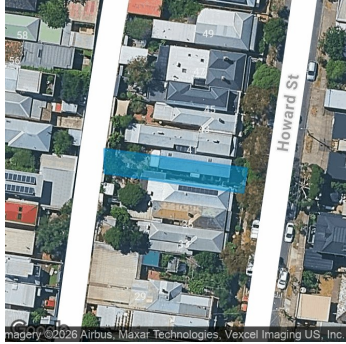
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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2025: \$1,335,250



 2  1  1

Property Type: Land

Land Size: 184 sqm approx

Agent Comments

Comparable Properties



43 St Phillip St BRUNSWICK EAST 3057 (REI)

 2  1  -

Price: \$1,080,000

Method: Private Sale

Date: 14/02/2026

Property Type: House

Agent Comments

This seems like a similar sized property, its a weatherboard but located in Brunswick East not central Brunswick. Not as modern and eco friendly as Howard.



58 Frederick St BRUNSWICK 3056 (VG)

 2  -  -

Price: \$1,100,000

Method: Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 169 sqm approx

Agent Comments

This is another similar sized house, but brick. Has period features, located in central Brunswick but on the other side of Sydney Road. Not as modern and eco friendly as Howard.



19 Mountfield St BRUNSWICK 3056 (REI/VG)

 2  1  1

Price: \$1,125,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 196 sqm approx

Agent Comments

Similar sized property in the next street over, very comparable location and a weather board. Not as modern and eco friendly as Howard.

Account - Jellis Craig | P: 03 9387 5888



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