

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

14 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 \$1,425,000 Property Type House Suburb Brunswick

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	208 Moreland Rd BRUNSWICK 3056	\$1,100,000	05/02/2026
2	33 Evans St BRUNSWICK 3056	\$1,112,500	09/12/2025
3	3 Austin Tce BRUNSWICK 3056	\$1,055,000	02/11/2025

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:

28/04/2026 15:47



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

March quarter 2026: \$1,425,000

Comparable Properties



208 Moreland Rd BRUNSWICK 3056 (REI)

3 1 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 05/02/2026

Property Type: House (Res)

Agent Comments

This home is within 2kms of the property, in a not so desirable location compared to Howard Street as it faces a train line however does have 1 car garage at rear



33 Evans St BRUNSWICK 3056 (REI)

3 1 1

Price: \$1,112,500

Method: Sold Before Auction

Date: 09/12/2025

Property Type: House (Res)

Agent Comments

This home is within 2kms of the property, however does have 1 car garage at rear



3 Austin Tce BRUNSWICK 3056 (REI)

3 1 1

Price: \$1,055,000

Method: Private Sale

Date: 02/11/2025

Property Type: House (Res)

Agent Comments

This home is within 2kms of the property, however does have another house behind it on a subdivided block which is less desirable however does have 1 car accommodation

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575