

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

4 Mcpherson Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$1,259,000

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	18 Murdock St BRUNSWICK 3056	\$1,240,000	28/02/2026
2	43 Fraser St BRUNSWICK 3056	\$1,200,000	07/02/2026
3	1 Fifth Av BRUNSWICK 3056	\$1,235,000	28/11/2025

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:

02/03/2026 11:22

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3 2 0

Property Type: House
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$1,259,000
Median House Price
December quarter 2025: \$1,335,250

Comparable Properties



18 Murdock St BRUNSWICK 3056 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,240,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 349 sqm approx



43 Fraser St BRUNSWICK 3056 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,200,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)



1 Fifth Av BRUNSWICK 3056 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,235,000
Method: Private Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 498 sqm approx

Account - Jellis Craig | P: 03 8841 4888