

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 Canberra Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	17 Jones St BRUNSWICK 3056	\$1,750,000	14/02/2026
2	113 Whitby St BRUNSWICK WEST 3055	\$1,695,000	07/02/2026
3	12 Downs St BRUNSWICK 3056	\$1,665,000	10/11/2025

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:

26/02/2026 10:40



Property Type: House
Land Size: 486 Approx. sqm approx
[Agent Comments](#)

Comparable Properties



17 Jones St BRUNSWICK 3056 (REI)

[Agent Comments](#)



Price: \$1,750,000
Method: Private Sale
Date: 14/02/2026
Property Type: House



113 Whitby St BRUNSWICK WEST 3055 (REI)

[Agent Comments](#)



Price: \$1,695,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 346 sqm approx



12 Downs St BRUNSWICK 3056 (REI/VG)

[Agent Comments](#)



Price: \$1,665,000
Method: Sold Before Auction
Date: 10/11/2025
Property Type: House (Res)
Land Size: 470 sqm approx