

# 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 342 Brunswick Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$885,000 & \$970,000

### 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	50 Alfred St NORTH MELBOURNE 3051	\$908,000	21/04/2026
2	1 Bourke St BRUNSWICK 3056	\$940,000	16/03/2026
3	204 Brunswick Rd BRUNSWICK 3056	\$950,000	04/02/2026

**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: 25/05/2026 15:23



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**  
\$885,000 - \$970,000  
**Median House Price**  
March quarter 2026: \$1,425,000

## Comparable Properties



**50 Alfred St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments



**Price:** \$908,000  
**Method:** Private Sale  
**Date:** 21/04/2026  
**Property Type:** House  
**Land Size:** 267 sqm approx



**1 Bourke St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 16/03/2026  
**Property Type:** House (Res)



**204 Brunswick Rd BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 04/02/2026  
**Property Type:** House  
**Land Size:** 184 sqm approx

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