

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,820,000

### 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	54 Lydia St BRUNSWICK 3056	\$1,715,000	12/03/2026
2	17 Jones St BRUNSWICK 3056	\$1,750,000	12/02/2026
3	42 Barrow St BRUNSWICK 3056	\$1,810,000	03/12/2025

**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:

18/03/2026 16:52

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**Indicative Selling Price**

\$1,820,000

**Median House Price**

December quarter 2025: \$1,335,250



3   2   4

**Property Type:** House

Agent Comments

## Comparable Properties



**54 Lydia St BRUNSWICK 3056 (REI)**

Agent Comments

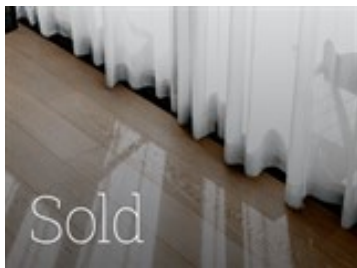
3   2   -

**Price:** \$1,715,000

**Method:** Sold Before Auction

**Date:** 12/03/2026

**Property Type:** House (Res)



**17 Jones St BRUNSWICK 3056 (REI)**

Agent Comments

3   1   2

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 12/02/2026

**Property Type:** House (Res)



**42 Barrow St BRUNSWICK 3056 (REI/VG)**

Agent Comments

3   2   4

**Price:** \$1,810,000

**Method:** Private Sale

**Date:** 03/12/2025

**Property Type:** House

**Land Size:** 416 sqm approx

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