

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

3/44 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,450,000

&

\$1,525,000

Median sale price

Median price

\$675,000

Property Type

Townhouse

Suburb

Brunswick West

Period - From

07/10/2024

to

06/10/2025

Source

Property Data

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	4b Larnoo Av BRUNSWICK WEST 3055	\$1,535,000	04/07/2025
2	32 Glenlyon Rd BRUNSWICK 3056	\$1,520,000	11/04/2025
3	32a Thistle St BRUNSWICK 3056	\$1,510,000	02/06/2025

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:

07/10/2025 15:22



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,525,000
Median Townhouse Price
07/10/2024 - 06/10/2025: \$675,000

Comparable Properties



4b Larnoo Av BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,535,000
Method: Private Sale
Date: 04/07/2025
Property Type: House



32 Glenlyon Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,520,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: House



32a Thistle St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,510,000
Method: Sold Before Auction
Date: 02/06/2025
Property Type: House (Res)
Land Size: 229 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788