Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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 \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,365,000	Pro	perty Type	House		Suburb	Brunswick West
Period - From	01/07/2025	to	30/09/2025		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	8/19 Charles St BRUNSWICK 3056	\$1,300,000	01/10/2025
2	11 Amelia St BRUNSWICK 3056	\$1,350,000	08/09/2025
3	212a Barkly St BRUNSWICK 3056	\$1,360,000	21/08/2025

OR

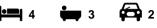
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2025 14:04
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Property Type: House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** September quarter 2025: \$1,365,000

Comparable Properties



8/19 Charles St BRUNSWICK 3056 (REI)

Price: \$1,300,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: Townhouse (Res)

Agent Comments



11 Amelia St BRUNSWICK 3056 (REI/VG)



Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 08/09/2025

Property Type: Townhouse (Res)



212a Barkly St BRUNSWICK 3056 (REI/VG)



Agent Comments

Price: \$1,360,000

Method: Sold Before Auction

Date: 21/08/2025

Property Type: Townhouse (Single) Land Size: 505 sqm approx

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



