

# 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 31 Deakin Street, Brunswick East Vic 3057

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,468,000 Property Type House Suburb Brunswick East

Period - From 01/04/2025 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	2/158 Edward St BRUNSWICK 3056	\$1,200,000	02/06/2026
2	4 Gamble St BRUNSWICK EAST 3057	\$1,167,500	23/05/2026
3	4 Mcpherson St BRUNSWICK 3056	\$1,260,000	07/03/2026

**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: 20/06/2026 13:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending March 2026: \$1,468,000

## Comparable Properties



**2/158 Edward St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 02/06/2026  
**Property Type:** House (Res)



**4 Gamble St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$1,167,500  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Property Type:** House (Res)  
**Land Size:** 360 sqm approx



**4 Mchpherson St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 07/03/2026  
**Property Type:** House (Res)  
**Land Size:** 301 sqm approx

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