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	35 Hanover Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,330,000 Property Type House Suburb Brunswick

Period - From 15/08/2024 to 14/08/2025 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	7 Jewell Cr BRUNSWICK WEST 3055	$1,300,000	09/08/2025
2	458 Albert St BRUNSWICK WEST 3055	$1,380,000	12/07/2025
3	211 Albert St BRUNSWICK 3056	$1,270,000	03/07/2025

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: 15/08/2025 16:45

35 Hanover Street, Brunswick Vic 3056



2

Property Type: House
Land Size: 237.949 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
15/08/2024 - 14/08/2025: $1,330,000

Comparable Properties



7 Jewell Cr BRUNSWICK WEST 3055 (REI)

3 | 1 | 3

Price: $1,300,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)

Agent Comments



458 Albert St BRUNSWICK WEST 3055 (REI/VG)

3 | 1 | 1

Price: $1,380,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 188 sqm approx

Agent Comments



211 Albert St BRUNSWICK 3056 (VG)

2 | - | -

Price: $1,270,000
Method: Sale
Date: 03/07/2025
Property Type: Development Site (Res)
Land Size: 234 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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