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	151 Weston Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,850,000 & $1,975,000

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	25 Union St BRUNSWICK 3056	$2,100,000	18/12/2025
2	474 Canning St CARLTON NORTH 3054	$1,900,000	15/11/2025
3	573 Drummond St CARLTON NORTH 3054	$1,891,000	01/09/2025

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: 04/02/2026 11:09

151 Weston Street, Brunswick Vic 3056

JellisCraig

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au



6 2 7

Property Type: House
Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,975,000
Median House Price
December quarter 2025: $1,335,250

Comparable Properties



25 Union St BRUNSWICK 3056 (REI)

4 2 1

Price: $2,100,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 166 sqm approx

Agent Comments



474 Canning St CARLTON NORTH 3054 (REI)

3 1 -

Price: $1,900,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Agent Comments

Carlton North address but smaller



573 Drummond St CARLTON NORTH 3054 (REI/VG)

3 2 1

Price: $1,891,000
Method: Sold Before Auction
Date: 01/09/2025
Property Type: House (Res)
Land Size: 117 sqm approx

Agent Comments

Carlton North address but smaller

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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