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	951 Park Street, Brunswick West Vic 3055

Indicative selling price

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

Single price $1,490,000

Median sale price

Median price $1,350,000 Property Type House Suburb Brunswick West

Period - From 02/06/2025 to 01/06/2026 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	49 Princes St FLEMINGTON 3031	$1,400,000	24/03/2026
2	2 Cohuna St BRUNSWICK WEST 3055	$1,458,000	10/03/2026
3	2a Temple St BRUNSWICK WEST 3055	$1,462,500	05/02/2026

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: 02/06/2026 13:12

951 Park Street, Brunswick West Vic 3055

Nelson Alexander



3 1 2

Property Type: House
Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price
$1,490,000
Median House Price
02/06/2025 - 01/06/2026: $1,350,000

Comparable Properties



49 Princes St FLEMINGTON 3031 (REI/VG)

3 1 1

Price: $1,400,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 423 sqm approx

Agent Comments



2 Cohuna St BRUNSWICK WEST 3055 (REI)

3 2 2

Price: $1,458,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 401 sqm approx

Agent Comments



2a Temple St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,462,500
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 680 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

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