

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

28/10/2026

Property offered for sale

Address
Including suburb and postcode

28 Hardy Street, Brunswick Vic 3056

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	N/A	114	395

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price \$1,400,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$1,280,000

Property type House

Suburb Brunswick

Period: from 28/10/2025

to 27/10/2026

Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	18 Fourth Av BRUNSWICK 3056				
Sale price	\$1,374,000	Date of sale	10/10/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	0	110	390

Comparable property 2

Address	18 Cassels Rd BRUNSWICK 3056				
Sale price	\$1,388,000	Date of sale	15/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	150	595

Comparable property 3

Address	316 Albion St BRUNSWICK 3056				
Sale price	\$1,395,000	Date of sale	11/05/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	128	360

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price Unconditional sale date

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=9e470d5ad76c5e0fc682c5cdd1764163>

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3 1

Rooms: 5

Property Type: House

Land Size: 395 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000

Median House Price

28/10/2025 - 27/10/2026: \$1,280,000

Comparable Properties

18 Fourth Av BRUNSWICK 3056 (REI)

3 1 -

Price: \$1,374,000

Method: Auction Sale

Date: 10/10/2026

Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Most comparable sale. same accommodation, construction, style of home.



18 Cassels Rd BRUNSWICK 3056 (REI)

3 1 1

Price: \$1,388,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Agent Comments

Much larger land, same accommodation. Brick construction, busier street.



316 Albion St BRUNSWICK 3056 (REI)

3 1 1

Price: \$1,395,000

Method: Sold Before Auction

Date: 11/05/2026

Property Type: House (Res)

Land Size: 360 sqm approx

Agent Comments

Same accommodation, construction and similar condition. Slightly smaller block on a busier road

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