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 $1,400,000

**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 | $1,487,000 | Unconditional sale date | 05/11/2026 |

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=9e470d5ad76c5e0fc682c5cdd1764163

28 Hardy Street, Brunswick Vic 3056

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**Indicative Selling Price**
$1,400,000
**Median House Price**
28/10/2025 - 27/10/2026: $1,280,000




3 1

**Rooms:** 5
**Property Type:** House
**Land Size:** 395 sqm approx

Agent Comments

# 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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