Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: 65 Whitby Street, Brunswick West Vic 3055

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	2	1	0	N/A	240

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: $790,000 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: $790,000

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: $1,344,000 Property type: House Suburb: Brunswick West

Period: from 05/11/2025 to 04/11/2026 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	2/78 Rose St BRUNSWICK 3056		
Sale price	$792,000	Date of sale	22/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	1	N/A	N/A

Comparable property 2

Address	27 Curtin Av BRUNSWICK WEST 3055		
Sale price	$800,000	Date of sale	22/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	0	N/A	377

Comparable property 3

Address	1/26 Hall St COBURG 3058		
Sale price	$810,000	Date of sale	02/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Villa	2	1	2	N/A	N/A

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 $860,000 Unconditional sale date 14/11/26

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=364998f2b6c7217971f7952b2390402c

65 Whitby Street, Brunswick West Vic 3055

Nelson Alexander



2 1 0

Property Type: House
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
$790,000
Median House Price
05/11/2025 - 04/11/2026: $1,344,000

Comparable Properties



2/78 Rose St BRUNSWICK 3056 (REI)

2 1 1

Price: $792,000
Method: Private Sale
Date: 22/07/2026
Property Type: Unit

Agent Comments



27 Curtin Av BRUNSWICK WEST 3055 (REI)

2 1 -

Price: $800,000
Method: Private Sale
Date: 22/07/2026
Property Type: House
Land Size: 377 sqm approx

Agent Comments



1/26 Hall St COBURG 3058 (REI)

2 1 2

Price: $810,000
Method: Sold Before Auction
Date: 02/07/2026
Property Type: Villa

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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