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	43 Canberra Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,335,000 Property Type House Suburb Brunswick

Period - From 01/01/2025 to 31/03/2025 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	1 Garnet St BRUNSWICK 3056	$1,175,000	10/04/2025
2	31 Evans St BRUNSWICK 3056	$1,170,000	22/03/2025
3	63 Daly St BRUNSWICK WEST 3055	$1,206,000	15/02/2025

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: 28/04/2025 14:49

43 Canberra Street, Brunswick Vic 3056

Cameron Pritchard
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Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2025: $1,335,000

Comparable Properties



1 Garnet St BRUNSWICK 3056 (REI)

3 | 1 | 1

Price: $1,175,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House

Agent Comments

This is a very comparable location to Canberra St, but this house is smaller and is a weatherboard home. Similar aged fixtures and fittings.



31 Evans St BRUNSWICK 3056 (REI)

3 | 1 | 1

Price: $1,170,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments

This property is located on the other side of Sydney Rd, a slightly better location. This is a brick home too, but on a much smaller block. I think the two properties present in a similar way.



63 Daly St BRUNSWICK WEST 3055 (REI/VG)

3 | 1 | 1

Price: $1,206,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 359 sqm approx

Agent Comments

This property is located in Brunswick West (not Brunswick), it also presents slightly better than Canberra Street. Daly St is on a smaller block too.

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