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	34 Talbot Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,175,000

Median sale price

Median price $1,385,000 Property Type House Suburb Brunswick

Period - From 01/04/2025 to 30/06/2025 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	16 Smith St BRUNSWICK WEST 3055	$1,222,000	13/09/2025
2	18 Leyden St BRUNSWICK EAST 3057	$1,182,000	02/08/2025
3	90 Wilson St BRUNSWICK 3056	$1,167,500	12/07/2025

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: 15/09/2025 10:58

34 Talbot Street, Brunswick Vic 3056

Cameron Pritchard
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2 1 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,175,000
Median House Price
June quarter 2025: $1,385,000

Comparable Properties



16 Smith St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $1,222,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 189 sqm approx

Agent Comments

This is more of a modern terrace, but smaller in size.



18 Leyden St BRUNSWICK EAST 3057 (REI)

2 1 -

Price: $1,182,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 129 sqm approx

Agent Comments

this is located in Brunswick East, a better location, this property is slightly more modern than Talbot St but much smaller in size. Also a weatherboard, not brick like Talbot.



90 Wilson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,167,500
Method: Private Sale
Date: 12/07/2025
Property Type: House
Land Size: 159 sqm approx

Agent Comments

Attached both sides, this property is slightly more modern but a lot smaller internally.

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