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	1/32 Davison Street, Brunswick Vic 3056

Indicative selling price

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

Range between $980,000 & $1,075,000

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	47/35 Stewart St BRUNSWICK 3056	$1,076,500	08/03/2025
2	2/28 Breese St BRUNSWICK 3056	$990,000	03/03/2025
3	2/494 Victoria St BRUNSWICK WEST 3055	$1,110,000	01/02/2025

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: 04/07/2025 13:06

1/32 Davison Street, Brunswick Vic 3056

Cameron Pritchard
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3 2 1

Property Type: Townhouse (Res)
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,075,000
Median House Price
March quarter 2025: $1,335,000

Comparable Properties



47/35 Stewart St BRUNSWICK 3056 (REI/VG)

3 3 1

Price: $1,076,500
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)

Agent Comments

This property seems similar but more modern, it also has an extra bathroom and is in a bigger complex. Located on the other side of Sydney Road



2/28 Breese St BRUNSWICK 3056 (REI/VG)

3 2 2

Price: $990,000
Method: Private Sale
Date: 03/03/2025
Property Type: Townhouse (Single)

Agent Comments

This property is in a busy location, surrounded in high-rises. Seems of a similar age, closer to Sydney Road and PT.



2/494 Victoria St BRUNSWICK WEST 3055 (REI/VG)

3 1 2

Price: $1,110,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Townhouse (Single)
Land Size: 159 sqm approx

Agent Comments

This property seems bigger internally and is located in Brunswick West, on a busier street. Maybe a little older than Davison St.

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