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	125 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,332,500 Property Type House Suburb Brunswick West

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	544 Albion St BRUNSWICK WEST 3055	$1,185,000	05/07/2025
2	28 Cohuna St BRUNSWICK WEST 3055	$1,280,000	05/07/2025
3	462 Brunswick Rd BRUNSWICK WEST 3055	$1,225,000	23/06/2025

OR

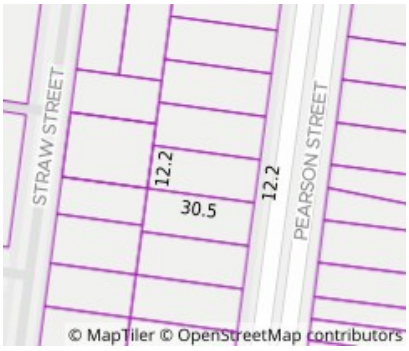
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/09/2025 14:07

125 Pearson Street, Brunswick West Vic 3055

JellisCraig

Adrian Petrucelli
03 9989 9575
403 096 839
AdrianPetrucelli@jelliscraig.com.au



3 1

Property Type: House
Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
June quarter 2025: $1,332,500

Comparable Properties



544 Albion St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,185,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments

Similar house nearby



28 Cohuna St BRUNSWICK WEST 3055 (REI/VG)

3 2 1

Price: $1,280,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House
Land Size: 555 sqm approx

Agent Comments

Similar property



462 Brunswick Rd BRUNSWICK WEST 3055 (REI)

3 2 2

Price: $1,225,000
Method: Sold Before Auction
Date: 23/06/2025
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments

Similar location

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

propertydata .com.au

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