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<br>Including suburb and postcode | 9 Stanley Street, Brunswick Vic 3056 |

## Indicative selling price

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

Single price $1,390,000

## Median sale price

Median price $1,325,000 Property Type House Suburb Brunswick

Period - From 01/12/2024 to 30/11/2025 Source Property Data

## 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 | 17 Bourke St BRUNSWICK 3056 | $1,375,000 | 29/11/2025 |
| 2 | 22 Sturrock St BRUNSWICK 3056 | $1,387,500 | 30/08/2025 |
| 3 | 184 Donald St BRUNSWICK EAST 3057 | $1,350,000 | 27/08/2025 |

**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: 01/12/2025 11:31

Nelson Alexander



3 1 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$1,390,000
**Median House Price**
01/12/2024 - 30/11/2025: $1,325,000

# Comparable Properties



**17 Bourke St BRUNSWICK 3056 (REI)**

3 1 -

**Price:** $1,375,000
**Method:** Auction Sale
**Date:** 29/11/2025
**Property Type:** House (Res)

Agent Comments



**22 Sturrock St BRUNSWICK 3056 (REI/VG)**

3 2 1

**Price:** $1,387,500
**Method:** Auction Sale
**Date:** 30/08/2025
**Property Type:** House (Res)
**Land Size:** 371 sqm approx

Agent Comments



**184 Donald St BRUNSWICK EAST 3057 (REI/VG)**

3 1 1

**Price:** $1,350,000
**Method:** Private Sale
**Date:** 27/08/2025
**Property Type:** House
**Land Size:** 615 sqm approx

Agent Comments

**Account** - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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