

# 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 David Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$1,310,000

Property Type House

Suburb Brunswick

Period - From 01/07/2025

to

30/06/2026

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 | 12b Linden St BRUNSWICK EAST 3057 | \$1,900,000 | 19/05/2026   |
| 2 | 80b Glenlyon Rd BRUNSWICK 3056    | \$1,615,000 | 14/03/2026   |
| 3 | 19 Roberts St BRUNSWICK EAST 3057 | \$1,765,000 | 28/02/2026   |

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:

16/07/2026 15:17

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4   
 3   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

Year ending June 2026: \$1,310,000

## Comparable Properties

**12b Linden St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$1,900,000**Method:** Private Sale**Date:** 19/05/2026**Property Type:** House**Land Size:** 153 sqm approx**80b Glenlyon Rd BRUNSWICK 3056 (REI/VG)**

Agent Comments

3   
 3   
 1

**Price:** \$1,615,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 166 sqm approx**19 Roberts St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

4   
 3   
 2

**Price:** \$1,765,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** House (Res)**Land Size:** 264 sqm approx