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	5/32 PEARSON STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Brunswick West
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
3/3 ALLARD STREET BRUNSWICK WEST VIC 3055	$300,000	19-Aug-25
206/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	$300,000	16-Sep-25
210/12 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	$325,500	18-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 23 October 2025

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3/3 ALLARD STREET BRUNSWICK WEST VIC 3055

1 1 1

Sold Price **$300,000** Sold Date **19-Aug-25**

Distance **0.64km**



206/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

1 1 1

Sold Price Sold Date **16-Sep-25**

Distance **1.39km**



210/12 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

1 1 1

Sold Price **$325,500** Sold Date **18-Aug-25**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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