

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

4/153 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2024

to

31 Oct 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

204/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$375,000	17-Jul-25
4/6 TRINITY STREET BRUNSWICK VIC 3056	\$385,000	29-Jul-25
2/55 HELLER STREET BRUNSWICK WEST VIC 3055	\$392,500	17-Sep-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: 20 November 2025



**204/1 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price

\$375,000

Sold Date

17-Jul-25

Distance

0.99km



**4/6 TRINITY STREET BRUNSWICK
VIC 3056**

 1  1  1

Sold Price

\$385,000

Sold Date

29-Jul-25

Distance

1.53km



**2/55 HELLER STREET BRUNSWICK
WEST VIC 3055**

 1  1  1

Sold Price

\$392,500

Sold Date

17-Sep-25

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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