

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

13 STATION STREET BRUNSWICK EAST VIC 3057

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

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,435,000

Property type

House

Suburb

Brunswick East

Period-from

01 May 2025

to

30 Apr 2026

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

99 PIGDON STREET CARLTON NORTH VIC 3054	\$1,000,000	15-Nov-25
694 DRUMMOND STREET CARLTON NORTH VIC 3054	\$1,011,000	02-Apr-26
91 EDWARD STREET BRUNSWICK VIC 3056	\$993,000	22-Feb-26

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: 01 May 2026



**99 PIGDON STREET CARLTON
NORTH VIC 3054**

 2  1  1

Sold Price **\$1,000,000** Sold Date **15-Nov-25**

Distance **0.43km**



**694 DRUMMOND STREET
CARLTON NORTH VIC 3054**

 2  1  -

Sold Price ^{RS} **\$1,011,000** ^{UN} Sold Date **02-Apr-26**

Distance **1.15km**



**91 EDWARD STREET BRUNSWICK
VIC 3056**

 2  1  1

Sold Price **\$993,000** Sold Date **22-Feb-26**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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