

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

The text "Property price statement" is located in the bottom left area of the image. "Property" is written in a yellow serif font, while "price statement" is in a white serif font. The text is overlaid on a background of a patio chair and a wooden stool.

Property
price statement

18 FOURTH AVENUE, BRUNSWICK, VIC 3056
PREPARED BY NICHOLAS ENRIGHT, RAY WHITE BRUNSWICK

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



18 FOURTH AVENUE, BRUNSWICK, VIC

3 1 -

Indicative Selling Price

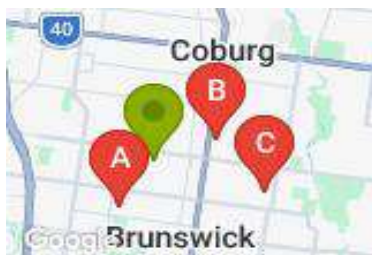
For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,000,000 to \$1,100,000

Provided by: Nicholas Enright, Ray White Brunswick

MEDIAN SALE PRICE

Seller's Reserve Price: **N/A**



BRUNSWICK, VIC, 3056

Suburb Median Sale Price (House)

\$1,281,000

01 October 2025 to 30 September 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



16 HALL ST, BRUNSWICK, VIC 3056

3 1 2

Sale Price

****\$1,077,000**

Sale Date: 16/06/2026

Distance from Property: 787m



7 CAMPBELL ST, COBURG, VIC 3058

3 1 2

Sale Price

***\$1,150,000**

Sale Date: 03/10/2026

Distance from Property: 888m



110 MITCHELL ST, BRUNSWICK, VIC 3056

3 1 2

Sale Price

***\$1,131,750**

Sale Date: 01/10/2026

Distance from Property: 1.5km



This report has been compiled on 05/10/2026 by Ray White Brunswick. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

05/10/2026

Property offered for sale

Address Including suburb and postcode	18 FOURTH AVENUE, BRUNSWICK, VIC 3056
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Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	3	1			396m ²

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	
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or

Range between	\$1,000,000	&	\$1,100,000
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Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price	N/A
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Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	\$1,281,000	Property type	HOUSE	Suburb	BRUNSWICK
Period: from	01/10/2025	to	30/09/2026	Source	

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address				Sale price	Date of sale
16 HALL ST, BRUNSWICK, VIC 3056				**\$1,077,000	16/06/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	2		372m²

Comparable property 2

Address				Sale price	Date of sale
7 CAMPBELL ST, COBURG, VIC 3058				*\$1,150,000	03/10/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	2		416m²

Comparable property 3

Address				Sale price	Date of sale
110 MITCHELL ST, BRUNSWICK, VIC 3056				*\$1,131,750	01/10/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	3	1	2		500m ²

Reason there are fewer than three comparable properties

☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold within the relevant period:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	