

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 Ford Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Brunswick

Period - From 01/04/2025

to

30/06/2025

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	190 Albert St BRUNSWICK 3056	\$1,330,000	14/07/2025
2	70 Whitby St BRUNSWICK WEST 3055	\$1,350,000	15/02/2025
3	96 Mitchell St BRUNSWICK 3056	\$1,400,000	25/05/2025

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:

07/08/2025 14:03

4 Ford Street, Brunswick Vic 3056

Daniel Atsis
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Rooms: 5
Property Type: House
Land Size: 305.92 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2025: \$1,385,000

Comparable Properties



190 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 14/07/2025
Property Type: House (Res)



70 Whitby St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 487 sqm approx



96 Mitchell St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 25/05/2025
Property Type: House (Res)
Land Size: 383 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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