

# 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

2 Balfe Crescent, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,332,500

Property Type House

Suburb Brunswick West

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	133 Pearson St BRUNSWICK WEST 3055	\$1,200,000	27/02/2025
2			
3			

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:

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08.07.25



 4  1  1

**Property Type:** House  
**Land Size:** 220 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
June quarter 2025: \$1,332,500

## Comparable Properties



**133 Pearson St BRUNSWICK WEST 3055 (REI/VG)**

 4  1  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 27/02/2025  
**Property Type:** House  
**Land Size:** 371 sqm approx

**Agent Comments**  
1 Extra car space, on a busier road

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. There are no further homes for sale with this many bedrooms in this spot with a comparable land size