

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 McGregor Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	63 Hunter St BRUNSWICK WEST 3055	\$1,530,000	28/06/2025
2	3 Appleby Cr BRUNSWICK WEST 3055	\$1,705,000	07/06/2025
3	22 Maranoa Cr COBURG 3058	\$1,656,500	12/04/2025

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:

17/07/2025 12:04



Rooms: 4

Property Type: House

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



63 Hunter St BRUNSWICK WEST 3055 (REI)



Price: \$1,530,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Completely unrenovated and slightly smaller land



3 Appleby Cr BRUNSWICK WEST 3055 (REI)



Price: \$1,705,000

Method: Sold Before Auction

Date: 07/06/2025

Property Type: House (Res)

Land Size: 567 sqm approx

Agent Comments

Similar style home on a slightly smaller block but has updated bathroom as well as kitchen and is nicely renovated



22 Maranoa Cr COBURG 3058 (REI/VG)



Price: \$1,656,500

Method: Private Sale

Date: 12/04/2025

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Different suburb although very comfortable home in a great spot