Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2 Mcgregor Avenue, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,550,000	&	\$1,650,000
	1		

Median sale price

Median price	\$1,332,500	Pro	perty Type H	ouse		Suburb	Brunswick West
Period - From	01/04/2025	to	30/06/2025	s	ource	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

7,01	aress of comparable property	1 1100	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



Date of sale



Chris Vitsent 9387 5888 0400 087 069 chrisvitsent@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** June quarter 2025: \$1,332,500



Rooms: 4

Property Type: House Land Size: 648 sqm approx

Agent Comments

Comparable Properties

MapTiler OpenStreetMap contributors



63 Hunter St BRUNSWICK WEST 3055 (REI)

Agent Comments

Agent Comments

Completely unrenovated and slightly smaller land

Price: \$1,530,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 585 sqm approx



3 Appleby Cr BRUNSWICK WEST 3055 (REI)





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

Price: \$1,705,000

Method: Sold Before Auction

Date: 07/06/2025

Property Type: House (Res) Land Size: 567 sqm approx



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

Account - Jellis Craig | P: 03 9387 5888





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