

# 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

28 Cohuna Street, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,286,250 Property Type House Suburb Brunswick West

Period - From 01/04/2024 to 31/03/2025 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	4 Gordon St ESSENDON 3040	\$1,445,000	14/04/2025
2	41 Wilson St MOONEE PONDS 3039	\$1,500,000	12/04/2025
3	48 Munro St BRUNSWICK 3056	\$1,500,000	17/12/2024

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:

12/06/2025 11:33

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3 1 2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 551 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending March 2025: \$1,286,250

## Comparable Properties



**4 Gordon St ESSENDON 3040 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,445,000  
**Method:** Sold Before Auction  
**Date:** 14/04/2025  
**Property Type:** House (Res)



**41 Wilson St MOONEE PONDS 3039 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 504 sqm approx



**48 Munro St BRUNSWICK 3056 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 17/12/2024  
**Property Type:** House (Res)  
**Land Size:** 325 sqm approx

**Account - Whitefox Real Estate | P: 96459699**



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