

## 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

LOT 1 CULLODEN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

Other

Suburb

Brunswick West

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

45 NEWMAN STREET BRUNSWICK WEST VIC 3055	\$1,650,000	05-Apr-25
17A OSBORNE STREET BRUNSWICK VIC 3056	\$1,510,000	26-Feb-25

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 6 months.

This Statement of Information was prepared on: 26 June 2025

Michael Cooray  
P 0490775265  
M 0490775265  
E Mcooray@barryplant.com.au



**45 NEWMAN STREET BRUNSWICK  
WEST VIC 3055**

 4  3  2

Sold Price <sup>RS</sup> **\$1,650,000** Sold Date **05-Apr-25**

Distance **0.58km**



**17A OSBORNE STREET  
BRUNSWICK VIC 3056**

 3  3  2

Sold Price **\$1,510,000** Sold Date **26-Feb-25**

Distance **1.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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