

4/30 Irvine Crescent, Brunswick West Vic 3055



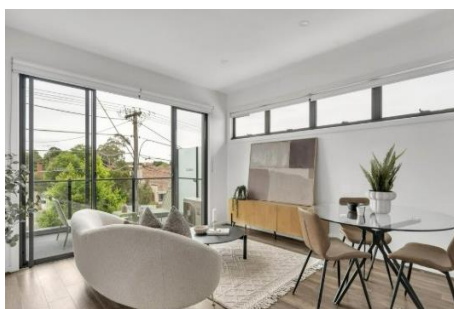
2 Bed 1 Bath 1 Car
Property Type: Townhouse (Res)
Indicative Selling Price
 \$665,000
Median House Price
 Year ending June 2025: \$501,000

Comparable Properties



117/776 Sydney Road, BRUNSWICK 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$660,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment
Agent Comments: Comparable accommodation with smaller balcony space.



1/216 Dawson Street, BRUNSWICK WEST 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$635,000
Method: Private Sale
Date: 16/05/2025
Property Type: Townhouse (Single)
Agent Comments: Modern two bedroom house in similar condition.



2E Murray Street, BRUNSWICK WEST 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$675,000
Method: Private Sale
Date: 15/04/2025
Property Type: Townhouse (Single)
Agent Comments: Comparable accommodation with patio area, freshly presented.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4/30 Irvine Crescent, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$665,000

Median sale price

Median price

\$501,000

Unit

x

Suburb

Brunswick West

Period - From

01/07/2024

to

30/06/2025

Source

REIV

Comparable property sales

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
117/776 Sydney Road, BRUNSWICK 3056	\$660,000	13/06/2025
1/216 Dawson Street, BRUNSWICK WEST 3055	\$635,000	16/05/2025
2e Murray Street, BRUNSWICK WEST 3055	\$675,000	15/04/2025

This Statement of Information was prepared on:

29/07/2025 13:07