

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 FODEN STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see 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

\$535,000

Property type

Unit

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

927 PARK STREET BRUNSWICK WEST VIC 3055	\$1,600,000	20-Mar-25
50 LYDIA STREET BRUNSWICK VIC 3056	\$1,650,000	31-May-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: 18 June 2025



**927 PARK STREET BRUNSWICK
WEST VIC 3055**

 3  1  4

Sold Price

\$1,600,000

Sold Date

20-Mar-25

Distance

0.71km



**50 LYDIA STREET BRUNSWICK VIC
3056**

 4  1  1

Sold Price

^{RS} **\$1,650,000**

Sold Date

31-May-25

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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