

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

D103/42 Hutchinson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$925,000

&

\$975,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/04/2025

to

30/06/2025

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		
2		
3		

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:

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D103/42 Hutchinson Street, Brunswick East Vic 3057



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Indicative Selling Price

\$925,000 - \$975,000

Median Unit Price

June quarter 2025: \$580,000



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

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 is quite a unique north facing apartment with 3 Bedrooms, 2 Bathrooms and 2 car parks.

Account - Jellis Craig | P: 03 9387 5888



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