

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

103/38 Hutchinson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$550,000 & \$600,000

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	308/92-96 Albert St BRUNSWICK EAST 3057	\$575,095	08/07/2025
2	130/8 Lygon St BRUNSWICK EAST 3057	\$550,000	27/06/2025
3	1106/176 Edward St BRUNSWICK EAST 3057	\$555,000	06/04/2025

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:

21/07/2025 14:20



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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2025: \$580,000



Property Type: Apartment

Agent Comments

Comparable Properties



308/92-96 Albert St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$575,095

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



130/8 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 27/06/2025

Property Type: Apartment



1106/176 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 06/04/2025

Property Type: Apartment

This property has one less bathroom which is why we are quoting higher than this sale price.