

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

3/416 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$547,000

Property Type

Unit

Suburb

Brunswick West

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	13 Bent St BRUNSWICK WEST 3055	\$800,000	04/06/2025
2	4/49 Murray St BRUNSWICK WEST 3055	\$751,000	23/05/2025
3	3/6 Bent St BRUNSWICK WEST 3055	\$820,000	26/04/2025

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:

30/07/2025 11:07

3/416 Brunswick Road, Brunswick West Vic 3055



Julian Pegoraro
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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

June quarter 2025: \$547,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



13 Bent St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: \$800,000

Method: Private Sale

Date: 04/06/2025

Property Type: Townhouse (Single)

Land Size: 948 sqm approx

Agent Comments

no second bathroom, living on first floor



4/49 Murray St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: \$751,000

Method: Private Sale

Date: 23/05/2025

Property Type: Townhouse (Single)

Agent Comments

no second bathroom & smaller



3/6 Bent St BRUNSWICK WEST 3055 (REI/VG)

2 2 1

Price: \$820,000

Method: Auction Sale

Date: 26/04/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888



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