

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

35 Halpin Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,332,500

Property Type

House

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.

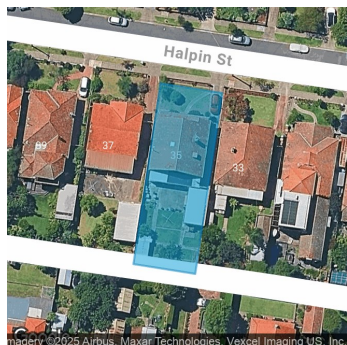
	Address of comparable property	Price	Date of sale
1	46 Shamrock St BRUNSWICK WEST 3055	\$1,540,000	05/07/2025
2	63 Hunter St BRUNSWICK WEST 3055	\$1,530,000	28/06/2025
3	24 Cornwall St BRUNSWICK WEST 3055	\$1,580,000	22/03/2025

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:

14/07/2025 18:01



Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



46 Shamrock St BRUNSWICK WEST 3055 (REI)



Price: \$1,540,000

Method: Private Sale

Date: 05/07/2025

Rooms: 5

Property Type: House (Res)

Land Size: 448 sqm approx

Agent Comments

Similar condition and land size with extra bath



63 Hunter St BRUNSWICK WEST 3055 (REI)



Price: \$1,530,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Great comparable, similar land size



24 Cornwall St BRUNSWICK WEST 3055 (REI/VG)



Price: \$1,580,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 606 sqm approx

Agent Comments

Similar land size, home on Cornwall not as charming and still required lots of work