

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

1/10 Waxman Parade, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,292,500

Property Type

House

Suburb

Brunswick West

Period - From

01/07/2024

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	17 Wallace St BRUNSWICK WEST 3055	\$1,081,000	02/07/2025
2	58 Thistle St BRUNSWICK 3056	\$1,010,000	24/05/2025
3	18 Ward Gr PASCOE VALE SOUTH 3044	\$1,100,000	24/05/2025

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:

11/08/2025 12:47



3 2 2

Property Type: House

Agent Comments

Beautifully renovated Californian Bungalow with period features great light and excellent floor plan all in quiet pocket of Brunswick West.

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2025: \$1,292,500

Comparable Properties



17 Wallace St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: \$1,081,000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: House (Res)

Agent Comments

Similar period and land size but not as renovated and a quieter location



58 Thistle St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: \$1,010,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 332 sqm approx

Agent Comments

Similar land size with one less bathroom and unrenovated.



18 Ward Gr PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: \$1,100,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Agent Comments

Similar period features, one less bathroom and land but back half of the house unrenovated.