

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

2/115 Dawson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$480,000 & \$520,000

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	5/13 Walker St BRUNSWICK WEST 3055	\$480,000	22/05/2025
2	8/9 Daly St BRUNSWICK WEST 3055	\$490,000	02/05/2025
3	8/26 Cohuna St BRUNSWICK WEST 3055	\$480,000	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:

23/07/2025 11:09

Cameron Pritchard

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Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

June quarter 2025: \$547,000



 2  1  2

Property Type: Unit

Agent Comments

Comparable Properties



5/13 Walker St BRUNSWICK WEST 3055 (REI/VG)

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 22/05/2025

Property Type: Unit

Agent Comments

Similar aged property here, seems a little bit smaller than Dawson St and located further West.



8/9 Daly St BRUNSWICK WEST 3055 (REI/VG)

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 02/05/2025

Property Type: Unit

Agent Comments

Just around the corner, this is a smaller apartment than Dawson St.



8/26 Cohuna St BRUNSWICK WEST 3055 (REI/VG)

 2  1  1

Price: \$480,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Apartment

Agent Comments

Similar aged building and presents pretty nicely, is further West of 115 Dawson St.

Account - Jellis Craig | P: 03 9387 5888