### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

1/115 Dawson Street, Brunswick West Vic 3055
!/1

### Indicative selling price

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

Range between	\$480,000	&	\$520,000
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#### Median sale price

Median price	\$547,000	Pro	perty Type	Jnit		Suburb	Brunswick West
Period - From	01/04/2025	to	30/06/2025	s	ource	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

Add	dress 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 comparableproperties 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





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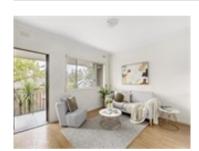
> **Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** June quarter 2025: \$547,000



Property Type: Unit

**Agent Comments** 

# Comparable Properties



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

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

**Agent Comments** 

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

Price: \$490,000 Method: Private Sale Date: 02/05/2025 Property Type: Unit



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





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