

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 Balfe Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	219 Hope St BRUNSWICK WEST 3055	\$1,205,000	26/07/2025
2	133 Pearson St BRUNSWICK WEST 3055	\$1,200,000	27/02/2025
3			

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.~~

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2025: \$1,332,500



4 1 1

Property Type: House
Land Size: 492 sqm approx
Agent Comments

Comparable Properties



219 Hope St BRUNSWICK WEST 3055 (REI)

4 1 4

Price: \$1,205,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments
Similar land offering, inferior locale



133 Pearson St BRUNSWICK WEST 3055 (REI/VG)

4 1 2

Price: \$1,200,000
Method: Private Sale
Date: 27/02/2025
Property Type: House
Land Size: 371 sqm approx

Agent Comments
Smaller land, similar size internally, however needs a renovation

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.