

## 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

9 MOUNTFIELD STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Brunswick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

7 BARROW STREET BRUNSWICK VIC 3056	\$1,328,000	10-May-25
244 VICTORIA STREET BRUNSWICK VIC 3056	\$1,375,000	22-Mar-25
46 ASHMORE STREET BRUNSWICK VIC 3056	\$1,350,000	29-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 08 July 2025



**7 BARROW STREET BRUNSWICK  
VIC 3056**

 3
  1
  -

Sold Price

RS

**\$1,328,000**

Sold Date

**10-May-25**

Distance

**0.16km**



**244 VICTORIA STREET  
BRUNSWICK VIC 3056**

 3
  1
  -

Sold Price

**\$1,375,000**

Sold Date

**22-Mar-25**

Distance

**0.53km**



**46 ASHMORE STREET BRUNSWICK  
VIC 3056**

 3
  1
  -

Sold Price

**\$1,350,000**

Sold Date

**29-Mar-25**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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