

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

8 Hodgins Court, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$1,580,000

Median sale price

Median price

\$1,385,000

Property Type

House

Suburb

Brunswick West

Period - From

01/07/2024

to

30/09/2024

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	9 Beresford St PASCOE VALE SOUTH 3044	\$1,500,000	03/12/2024
2	121 Tennyson St ESSENDON 3040	\$1,700,000	14/09/2024
3	68 Fitzgerald Rd ESSENDON 3040	\$1,541,000	02/09/2024

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:

17/12/2024 08:50

Lucas Mills
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Indicative Selling Price

\$1,580,000

Median House Price

September quarter 2024: \$1,385,000



5 3 4

Property Type: House
Land Size: 544 sqm approx

Agent Comments

Tucked away in a quiet cul-de-sac on the very edge of Essendon, this mid-century home has been transformed from cute to exceptional with its extended double-storey design and top-quality renovations throughout.

Comparable Properties



9 Beresford St PASCOE VALE SOUTH 3044 (REI)

5 3 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: House (Res)
Land Size: 345 sqm approx

Agent Comments

Similar location, newer build however much smaller land component.



121 Tennyson St ESSENDON 3040 (REI/VG)

4 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

Slightly less sand size on this property, inferior internal size, similar interior renovation.



68 Fitzgerald Rd ESSENDON 3040 (REI/VG)

3 1 2

Price: \$1,541,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments

Similar location. Older home without renovation however larger land component.

Account - Lucas Mills Real Estate



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