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

6 Mincha Street, Brunswick West VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$1,000,000	&	\$1,100,0	00				
Median sale price								
Median price	\$1,325,000	Property Type	House	Suburb	Brunswick West			
Period - From	27/08/2024	to 26/02/2025	5 So	urce price_fir	nder			

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
545 Albion Street Brunswick West VIC	\$1,025,000	28/08/2024
42 Lyle Street Brunswick VIC	\$1,050,000	31/12/2024

This Statement of Information was prepared on:

27/02/2025





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Property Type: House Dennis Langham 94357666 0419 514 549 dlangham@morrisonkleeman.com.au Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending February 2025: \$1,325,000

Comparable Properties



545 Albion Street Brunswick West VIC



Price: \$1,025,000 Date: 28/08/2024 Property Type: House Land Size: 510 sqm approx



42 Lyle Street Brunswick VIC



Price: \$1,050,000 Date: 31/12/2024 Property Type: House Land Size: 270.752953 sqm approx

Account - Morrison Kleeman Greensborough | P: 9435 7666





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