

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 between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Brunswick West

Period - From

27/08/2024

to

26/02/2025

Source

price_finder

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

6 Mincha Street, Brunswick West VIC 3055



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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



 3   1

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

42 Lyle Street Brunswick VIC



 3   1

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

Account - Morrison Kleeman Greensborough | P: 9435 7666