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	

Indicative selling price

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

000

Median sale price

Median price	\$1,327,500	Pro	perty Type	House		Suburb	Brunswick
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	11/170 Albion St BRUNSWICK 3056	\$640,000	28/11/2024
2	3/180 Union St BRUNSWICK WEST 3055	\$610,000	29/10/2024
3	102/1-31 Lux Way BRUNSWICK 3056	\$625,000	28/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2025 09:12



WHITEFOX

Dylan Francis 0421 023 832 dylan@whitefoxrealestate.com.au

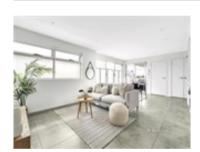
Indicative Selling Price \$599,000 **Median House Price** December quarter 2024: \$1,327,500





Property Type: Apartment **Agent Comments**

Comparable Properties



11/170 Albion St BRUNSWICK 3056 (REI/VG)

Price: \$640,000

Method: Sold Before Auction

Date: 28/11/2024 **Property Type:** Unit **Agent Comments**



3/180 Union St BRUNSWICK WEST 3055 (REI/VG)

2





Price: \$610,000 Method: Private Sale Date: 29/10/2024

Property Type: Apartment

Agent Comments



102/1-31 Lux Way BRUNSWICK 3056 (REI)

Price: \$625,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment

Agent Comments

