Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	725 Park Street, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,900,000	&	\$2,090,000
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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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	255 Albert St BRUNSWICK 3056	\$1,900,000	26/10/2024
2	39 Barkly St BRUNSWICK EAST 3057	\$2,285,000	21/09/2024
3			

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.

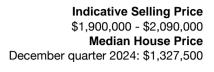
This Statement of Information was prepared on:	05/02/2025 14:57



Date of sale

WHITEFOX

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







Property Type: House (Res) Land Size: 283 sqm approx Agent Comments

Comparable Properties



255 Albert St BRUNSWICK 3056 (REI/VG)

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a 1

Price: \$1,900,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 293 sqm approx Agent Comments



39 Barkly St BRUNSWICK EAST 3057 (REI/VG)

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2



Agent Comments

Price: \$2,285,000 **Method:** Auction Sale **Date:** 21/09/2024

Property Type: House (Res) Land Size: 321 sqm approx

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. There are only two comparable properties that have recently sold in the area. 725 Park Street, Brunswick is an updated modern single front home with 4 bed and 3 bathrooms.

Account - Whitefox Real Estate | P: 96459699



