

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

725 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,327,500 Property 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	Price	Date of sale
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
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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

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

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

December quarter 2024: \$1,327,500

Comparable Properties

**255 Albert St BRUNSWICK 3056 (REI/VG)**

Agent Comments

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Price: \$1,900,000**Method:** Auction Sale**Date:** 26/10/2024**Property Type:** House (Res)**Land Size:** 293 sqm approx**39 Barkly St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

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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



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