## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 725 Park Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	u/underquot	ting					
Single price	e \$2,049,000									
Median sale price										
Median price	\$1,327,500	Pro	Property Type House			Suburb	Brunswick			
Period - From	01/10/2024	to	31/12/2024	So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	383 Barkly St BRUNSWICK 3056	\$2,100,000	22/02/2025
2	144 Garton St PRINCES HILL 3054	\$2,120,000	26/10/2024
3	23 Heller St BRUNSWICK 3056	\$2,050,000	09/10/2024

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:

01/03/2025 13:04



## WHIJEFOX

**Dylan Francis** 



**Property Type:** House Agent Comments

0421 023 832 dylan@whitefoxrealestate.com.au

Indicative Selling Price \$2,049,000 Median House Price December quarter 2024: \$1,327,500

Agent Comments

Agent Comments

Agent Comments

# Comparable Properties

Price: \$2,100,000 Method: Auction Sale Date: 22/02/2025 Property Type: House Land Size: 462 sqm approx

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383 Barkly St BRUNSWICK 3056 (REI)

2

2

144 Garton St PRINCES HILL 3054 (REI/VG)



Price: \$2,120,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 35 sqm approx



23 Heller St BRUNSWICK 3056 (REI/VG) 4 3 2 Price: \$2,050,000

Method: Sold Before Auction Date: 09/10/2024 Property Type: House (Res) Land Size: 532 sqm approx

### Account - Whitefox Real Estate | P: 96459699



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