

# 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

7 Nash Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,175,000 & \$1,275,000

### 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	95 St Phillip St BRUNSWICK EAST 3057	\$1,300,000	16/12/2024
2	10 Shamrock St BRUNSWICK WEST 3055	\$1,325,000	13/12/2024
3	127 Davies St BRUNSWICK 3056	\$1,200,000	08/11/2024

**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:

22/01/2025 09:55

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2   1   1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,175,000 - \$1,275,000

**Median House Price**

December quarter 2024: \$1,327,500

## Comparable Properties



**95 St Phillip St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 16/12/2024

**Property Type:** House (Res)

**Land Size:** 181 sqm approx



**10 Shamrock St BRUNSWICK WEST 3055 (REI)**

Agent Comments

3   2   1

**Price:** \$1,325,000

**Method:** Sold Before Auction

**Date:** 13/12/2024

**Property Type:** House (Res)

**Land Size:** 169 sqm approx



**127 Davies St BRUNSWICK 3056 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** House

**Land Size:** 175 sqm approx

Account - Whitefox Real Estate | P: 96459699



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