

# 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

3/31 Cumming Street, Brunswick West Vic 3055

### Indicative selling price

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

Single price

\$840,000

### Median sale price

Median price

\$640,000

Property Type

Townhouse

Suburb

Brunswick West

Period - From

02/04/2024

to

01/04/2025

Source

Property Data

### 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	2/80 Tinning St BRUNSWICK 3056	\$840,000	24/08/2024
2	2/4 Turnbull Ct BRUNSWICK WEST 3055	\$850,000	31/05/2024
3	2/1 Cohuna St BRUNSWICK WEST 3055	\$834,000	25/04/2024

**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:

02/04/2025 16:28



3 1 2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$840,000  
Median Townhouse Price  
02/04/2024 - 01/04/2025: \$640,000

Comparable Properties



2/80 Tinning St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 1

Price: \$840,000  
Method: Auction Sale  
Date: 24/08/2024  
Property Type: Townhouse (Res)



2/4 Turnbull Ct BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 1 1

Price: \$850,000  
Method: Sold Before Auction  
Date: 31/05/2024  
Property Type: Townhouse (Res)



2/1 Cohuna St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 1 2

Price: \$834,000  
Method: Private Sale  
Date: 25/04/2024  
Property Type: Townhouse (Single)