

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	3/2 Waxman Parade, Brunswick West, VIC 3055

Indicative selling price

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

Single Price	\$479,990
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Median sale price

Median price	\$452,250	Property Type	Unit	Suburb	Brunswick West (3055)
Period - From	30/01/2024	to	30/01/2025	Source	realestate.com.au

Comparable property sales

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.
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This Statement of Information was prepared on:	15/03/2025
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