

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$675,000 Property Type Townhouse Suburb Brunswick West

Period - From 03/03/2024 to 02/03/2025 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	3/9 Cumming St BRUNSWICK WEST 3055	\$825,000	24/01/2025
2	4/10 Melville Rd BRUNSWICK WEST 3055	\$865,000	16/12/2024
3	1/421 Brunswick Rd BRUNSWICK WEST 3055	\$801,000	20/09/2024

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: 03/03/2025 15:13



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 108 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Townhouse Price
03/03/2024 - 02/03/2025: \$675,000

Comparable Properties



3/9 Cumming St BRUNSWICK WEST 3055 (REI)

[Agent Comments](#)

3 1 2

Price: \$825,000
Method: Private Sale
Date: 24/01/2025
Property Type: Townhouse (Single)



4/10 Melville Rd BRUNSWICK WEST 3055 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$865,000
Method: Private Sale
Date: 16/12/2024
Property Type: Townhouse (Single)



1/421 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$801,000
Method: Private Sale
Date: 20/09/2024
Property Type: Unit

Account - VICPROP | P: 03 8888 1011