

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

45B Newman Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Brunswick West

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	18a Millward St BRUNSWICK 3056	\$1,700,000	27/02/2025
2	2b Everett St BRUNSWICK WEST 3055	\$1,570,000	07/11/2024
3	17 Osborne St BRUNSWICK 3056	\$1,510,000	20/10/2024

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:

13/03/2025 13:26

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4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2024: \$1,191,000

Comparable Properties



18a Millward St BRUNSWICK 3056 (REI)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: Townhouse (Res)



2b Everett St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

4 3 2

Price: \$1,570,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 193 sqm approx



17 Osborne St BRUNSWICK 3056 (REI/VG)

Agent Comments

4 3 2

Price: \$1,510,000
Method: Sold Before Auction
Date: 20/10/2024
Property Type: House (Res)
Land Size: 183 sqm approx

Account - Whitefox Real Estate | P: 96459699



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