

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

10/12 Passfield Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$587,500 Property Type Unit Suburb Brunswick West

Period - From 01/07/2025 to 30/09/2025 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	10/13 Hopetoun Av BRUNSWICK WEST 3055	\$465,000	21/10/2025
2	2/380-382 Brunswick Rd BRUNSWICK WEST 3055	\$485,000	05/08/2025
3	6/444 Albion St BRUNSWICK WEST 3055	\$486,500	22/07/2025

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: 19/11/2025 15:53

10/12 Passfield Street, Brunswick West Vic 3055

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

September quarter 2025: \$587,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



10/13 Hopetoun Av BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment



2/380-382 Brunswick Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 05/08/2025

Property Type: Apartment



6/444 Albion St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$486,500

Method: Private Sale

Date: 22/07/2025

Property Type: Apartment

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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