

# 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 Cadman Street, Brunswick West Vic 3055

### Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

### Median sale price

Median price

\$1,281,250

Property Type

House

Suburb

Brunswick West

Period - From

01/01/2025

to

31/03/2025

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 | 32 Mincha St BRUNSWICK WEST 3055 | \$1,660,000 | 03/04/2025   |
| 2 | 8 Marion Av BRUNSWICK WEST 3055  | \$1,700,000 | 19/03/2025   |
| 3 | 94 Tinning St BRUNSWICK 3056     | \$1,675,000 | 22/02/2025   |

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:

16/06/2025 09:31



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,600,000 - \$1,700,000  
Median House Price  
March quarter 2025: \$1,281,250

## Comparable Properties



32 Mincha St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,660,000  
Method: Sold Before Auction  
Date: 03/04/2025  
Property Type: House  
Land Size: 504 sqm approx



8 Marion Av BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,700,000  
Method: Sold Before Auction  
Date: 19/03/2025  
Property Type: House (Res)  
Land Size: 483 sqm approx



94 Tinning St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,675,000  
Method: Private Sale  
Date: 22/02/2025  
Property Type: House  
Land Size: 556 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788