

## 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

11/44-46 PASSFIELD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 2/48 PASSFIELD STREET BRUNSWICK WEST VIC 3055    | \$540,000 | 04-Sep-25 |
| 2/380-382 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055 | \$485,000 | 05-Aug-25 |
| 5/13 WALKER STREET BRUNSWICK WEST VIC 3055       | \$480,000 | 22-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 15 October 2025


**2/48 PASSFIELD STREET  
BRUNSWICK WEST VIC 3055**

 2
  1
  1

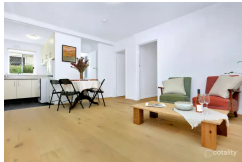
Sold Price

<sup>RS</sup>
**\$540,000**

Sold Date

**04-Sep-25**

Distance

**0.03km**

**2/380-382 BRUNSWICK ROAD  
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$485,000**

Sold Date

**05-Aug-25**

Distance

**1.16km**

**5/13 WALKER STREET  
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price

**\$480,000**

Sold Date

**22-May-25**

Distance

**0.31km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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