

## 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

2/380-382 BRUNSWICK ROAD 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

\$475,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 101/811 PARK STREET BRUNSWICK VIC 3056     | \$535,000 | 16-Jun-25 |
| 8/9 DALY STREET BRUNSWICK WEST VIC 3055    | \$490,000 | 03-May-25 |
| 8/26 COHUNA STREET BRUNSWICK WEST VIC 3055 | \$480,000 | 22-Mar-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: 03 July 2025



**101/811 PARK STREET BRUNSWICK VIC 3056** Sold Price <sup>RS</sup> **\$535,000** Sold Date **16-Jun-25**

 2  1  1

Distance **0.55km**



**8/9 DALY STREET BRUNSWICK WEST VIC 3055** Sold Price **\$490,000** Sold Date **03-May-25**

 2  1  1

Distance **0.83km**



**8/26 COHUNA STREET BRUNSWICK WEST VIC 3055** Sold Price **\$480,000** Sold Date **22-Mar-25**

 2  1  1

Distance **0.61km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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