

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

21 Cassels Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Brunswick

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	7 Wales St BRUNSWICK WEST 3055	\$2,299,000	03/04/2025
2	222 Hope St BRUNSWICK WEST 3055	\$2,210,000	07/12/2024
3	101 Mitchell St BRUNSWICK 3056	\$2,100,000	16/11/2024

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:

06/05/2025 10:07

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5 3 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
March quarter 2025: \$1,335,000

Comparable Properties



7 Wales St BRUNSWICK WEST 3055 (REI)

Agent Comments

5 2 1

Price: \$2,299,000
Method: Private Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 445 sqm approx



222 Hope St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

4 2 2

Price: \$2,210,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 479 sqm approx



101 Mitchell St BRUNSWICK 3056 (REI/VG)

Agent Comments

4 2 1

Price: \$2,100,000
Method: Sold Before Auction
Date: 16/11/2024
Property Type: House (Res)
Land Size: 575 sqm approx

Account - Whitefox Real Estate | P: 96459699



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