

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

23/13 Hopetoun Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/10/2024

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	1/17 Hopetoun Av BRUNSWICK WEST 3055	\$450,000	02/10/2025
3	2/89 Tennyson St ESSENDON 3040	\$435,000	16/07/2025

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:

17/11/2025 14:24



2
 1
 1

Property Type: Unit
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending September 2025: \$520,000

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

1/17 Hopetoun Av BRUNSWICK WEST 3055 (REI)

Agent Comments

2
 1
 1

Price: \$450,000
Method: Private Sale
Date: 02/10/2025
Rooms: 3
Property Type: Unit



2/89 Tennyson St ESSENDON 3040 (REI/VG)

Agent Comments

2
 1
 1

Price: \$435,000
Method: Private Sale
Date: 16/07/2025
Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



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