

# 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

24 Macfarland Street, Brunswick Vic 3056

### Indicative selling price

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

Single price \$2,329,000

### Median sale price

Median price \$1,320,000

Property Type House

Suburb Brunswick

Period - From 01/07/2025

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	489 Albert St BRUNSWICK WEST 3055	\$2,525,000	11/10/2025
2	116 Edward St BRUNSWICK 3056	\$2,400,000	21/08/2025
3	3 Sutherland St BRUNSWICK 3056	\$2,500,000	03/08/2025

**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:

05/11/2025 10:03

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 4  3  1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$2,329,000  
Median House Price  
September quarter 2025: \$1,320,000

## Comparable Properties



489 Albert St BRUNSWICK WEST 3055 (REI)

Agent Comments

 4  1  1

Price: \$2,525,000  
Method: Auction Sale  
Date: 11/10/2025  
Property Type: House (Res)  
Land Size: 531 sqm approx



116 Edward St BRUNSWICK 3056 (REI)

Agent Comments

 4  2  -

Price: \$2,400,000  
Method: Sold Before Auction  
Date: 21/08/2025  
Property Type: House (Res)



3 Sutherland St BRUNSWICK 3056 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,500,000  
Method: Private Sale  
Date: 03/08/2025  
Property Type: House  
Land Size: 465 sqm approx

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