## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

24 Macfarland Street, Brunswick Vic 3056

#### Indicative selling price

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

Single price \$2,329,000

### Median sale price

Median price	\$1,320,000	Pro	perty 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

Add	dress 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 comparableproperties 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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#### WHITEFOX

Dylan Francis 0421 023 832 dylan@whitefoxrealestate.com.au

> **Indicative Selling Price** \$2,329,000 **Median House Price**

September quarter 2025: \$1,320,000





Property Type: House Agent Comments

# Comparable Properties



489 Albert St BRUNSWICK WEST 3055 (REI)

Price: \$2,525,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res) Land Size: 531 sqm approx

**Agent Comments** 



116 Edward St BRUNSWICK 3056 (REI)

Price: \$2,400,000

Method: Sold Before Auction

Date: 21/08/2025

Property Type: House (Res)

**Agent Comments** 



3 Sutherland St BRUNSWICK 3056 (REI/VG)

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

Account - Whitefox Real Estate | P: 96459699





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