

## 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

25 HUTCHINSON STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Brunswick East

Period-from

01 Apr 2024

to

31 Mar 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 73 ALBERT STREET BRUNSWICK EAST VIC 3057 | \$1,000,000 | 29-Mar-25 |
| 30 ALBERT STREET BRUNSWICK EAST VIC 3057 | \$1,205,000 | 12-Dec-24 |
| 29 JOHN STREET BRUNSWICK EAST VIC 3057   | \$1,127,000 | 08-Feb-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: 16 April 2025



## 73 ALBERT STREET BRUNSWICK EAST VIC 3057

3 1 1

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **29-Mar-25**

Distance **0.32km**



## 30 ALBERT STREET BRUNSWICK EAST VIC 3057

3 1 1

Sold Price **\$1,205,000** Sold Date **12-Dec-24**

Distance **0.26km**



## 29 JOHN STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price <sup>RS</sup> **\$1,127,000** <sup>UN</sup> Sold Date **08-Feb-25**

Distance **0.09km**



## 4 MAGHULL STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **\$1,000,000** Sold Date **15-Feb-25**

Distance **0.38km**



## 38 ST PHILLIP STREET BRUNSWICK EAST VIC 3057

2 1 -

Sold Price <sup>RS</sup> **\$1,080,000** <sup>UN</sup> Sold Date **12-Apr-25**

Distance **0.59km**

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

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