

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

2g Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb Brunswick West

Period - From 01/04/2024

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	2e Murray St BRUNSWICK WEST 3055	\$675,000	15/04/2025
2	21b Mclean St BRUNSWICK WEST 3055	\$690,000	15/03/2025
3	4/7 Egginton St BRUNSWICK WEST 3055	\$508,000	06/03/2025

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:

16/04/2025 10:06



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

Year ending March 2025: \$505,000

Comparable Properties



2e Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments

 2  1  1

Price: \$675,000

Method: Private Sale

Date: 15/04/2025

Property Type: Townhouse (Single)



21b Mclean St BRUNSWICK WEST 3055 (REI)

Agent Comments

 2  1  2

Price: \$690,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)



4/7 Egginton St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Price: \$508,000

Method: Private Sale

Date: 06/03/2025

Property Type: Townhouse (Single)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655