

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

3/21 PASSFIELD STREET BRUNSWICK WEST VIC 3055

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Brunswick West

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1/6 WALKER STREET BRUNSWICK WEST VIC 3055	\$710,000	25-Oct-25
3/27 WAXMAN PARADE BRUNSWICK WEST VIC 3055	\$740,000	09-Aug-25
4/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$700,000	09-Jul-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: 01 December 2025



1/6 WALKER STREET BRUNSWICK WEST VIC 3055

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date

25-Oct-25

2 1 1

Distance

0.32km



3/27 WAXMAN PARADE BRUNSWICK WEST VIC 3055

Sold Price

\$740,000

Sold Date

09-Aug-25

2 1 1

Distance

1km



4/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055

Sold Price

\$700,000

Sold Date

09-Jul-25

2 1 1

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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