Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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3/22 IRVINE C	CRESCEN	NT BRUNSW	ICK WEST VIC	3055	
e see consumer.vic	c.gov.au/u	inderquoting (Delete single pric	e or range	as applicable)
		or range between	\$650,000	&	\$700,000
plicable)					
\$540,000	Proper	ty type	Unit	Suburb	Brunswick West
01 Oct 2024	to :	30 Sep 2025	Source		Cotality
	3/22 IRVINE Consumer.vi	3/22 IRVINE CRESCEN e see consumer.vic.gov.au/u plicable) \$540,000 Proper	3/22 IRVINE CRESCENT BRUNSW e see consumer.vic.gov.au/underquoting (* or range between plicable) \$540,000 Property type	3/22 IRVINE CRESCENT BRUNSWICK WEST VIC e see consumer.vic.gov.au/underquoting (*Delete single pric or range between \$650,000 plicable) \$540,000 Property type Unit	3/22 IRVINE CRESCENT BRUNSWICK WEST VIC 3055 e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$650,000 & plicable) \$540,000 Property type Unit Suburb

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	
3/86 PEARSON STREET BRUNSWICK WEST VIC 3055	\$645,000	15-Sep-25	
1/9 LARNOO AVENUE BRUNSWICK WEST VIC 3055	\$655,000	09-Aug-25	
1/442 ALBION STREET BRUNSWICK WEST VIC 3055	\$705,000	26-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: 16 October 2025

