

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

4/9 Duggan Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2024 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	Price	Date of sale
1	207/10 Shuter St MOONEE PONDS 3039	\$575,000	27/08/2025
2	7/324 Pascoe Vale Rd ESSENDON 3040	\$600,000	16/07/2025
3	1106/7 Aspen St MOONEE PONDS 3039	\$580,000	21/06/2025

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: 17/11/2025 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$570,000 - \$600,000
Median Unit Price
Year ending September 2025: \$520,000

Comparable Properties



207/10 Shuter St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment



7/324 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment



1106/7 Aspen St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 21/06/2025
Property Type: Apartment