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	44 Mclean Street, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	10 Burnell St BRUNSWICK WEST 3055	\$1,100,000	11/10/2025
2	1/10 Waxman Pde BRUNSWICK WEST 3055	\$1,140,000	06/09/2025
3	17 Wallace St BRUNSWICK WEST 3055	\$1,081,000	02/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/11/2025 17:41













Property Type: House Land Size: 441 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price

Year ending September 2025: \$1,300,000

Comparable Properties



10 Burnell St BRUNSWICK WEST 3055 (REI)





Price: \$1,100,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res)

Agent Comments



1/10 Waxman Pde BRUNSWICK WEST 3055 (REI/VG)





Agent Comments

Agent Comments

Price: \$1,140,000 Method: Auction Sale Date: 06/09/2025

Property Type: House (Res)



17 Wallace St BRUNSWICK WEST 3055 (REI/VG)





Price: \$1,081,000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: House (Res) Land Size: 330 sqm approx

Account - VICPROP | P: 03 8888 1011





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