

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

52/2 Centennial Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$520,000 & \$560,000

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	3/86 Heller St BRUNSWICK WEST 3055	\$562,300	21/12/2024
2	4/22 Whitby St BRUNSWICK WEST 3055	\$562,000	23/10/2024
3	11/4a Duggan St BRUNSWICK WEST 3055	\$525,000	26/03/2025

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 14:57



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$560,000
Median Unit Price
Year ending March 2025: \$505,000

Comparable Properties

3/86 Heller St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$562,300
Method:
Date: 21/12/2024
Property Type: Apartment

4/22 Whitby St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$562,000
Method:
Date: 23/10/2024
Property Type: House



11/4a Duggan St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 2

Price: \$525,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788