

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

7 JEWELL CRESCENT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Brunswick West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6 TURNBULL COURT BRUNSWICK WEST VIC 3055	\$1,190,000	22-May-25
1/28 KIPLING STREET MOONEE PONDS VIC 3039	\$1,107,500	22-Feb-25
176 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$1,080,000	28-Jun-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: 11 July 2025



**6 TURNBULL COURT BRUNSWICK
WEST VIC 3055**

 3  1  2

Sold Price ^{RS} **\$1,190,000** Sold Date **22-May-25**

Distance **1.11km**



**1/28 KIPLING STREET MOONEE
PONDS VIC 3039**

 3  1  1

Sold Price **\$1,107,500** Sold Date **22-Feb-25**

Distance **0.55km**



**176 ASCOT VALE ROAD ASCOT
VALE VIC 3032**

 3  1  1

Sold Price ^{RS} **\$1,080,000** Sold Date **28-Jun-25**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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