

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 Second Avenue, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Brunswick

Period - From 14/05/2024

to

13/05/2025

Source

Property Data

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	5 Bent St BRUNSWICK WEST 3055	\$1,950,000	10/12/2024
2	222 Hope St BRUNSWICK WEST 3055	\$2,210,000	07/12/2024
3	101 Mitchell St BRUNSWICK 3056	\$2,100,000	16/11/2024

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:

14/05/2025 11:24



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
14/05/2024 - 13/05/2025: \$1,300,000

Comparable Properties



5 Bent St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 536 sqm approx



222 Hope St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$2,210,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 479 sqm approx



101 Mitchell St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Sold Before Auction
Date: 16/11/2024
Property Type: House (Res)
Land Size: 575 sqm approx

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