

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

8/1 Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$675,000

&

\$725,000

Median sale price

Median price

\$693,750

Property Type

Townhouse

Suburb

Brunswick West

Period - From

08/12/2024

to

07/12/2025

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	3/22 Irvine Cr BRUNSWICK WEST 3055	\$710,000	04/12/2025
2	2/18 Grantham St BRUNSWICK WEST 3055	\$721,000	16/07/2025
3	2/11 Barningham St BRUNSWICK 3056	\$690,000	13/06/2025

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:

08/12/2025 09:51



2 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$675,000 - \$725,000
Median Townhouse Price
08/12/2024 - 07/12/2025: \$693,750

Comparable Properties



3/22 Irvine Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Res)



2/18 Grantham St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 2 -

Price: \$721,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Townhouse (Res)



2/11 Barningham St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)