

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)

2 1 1

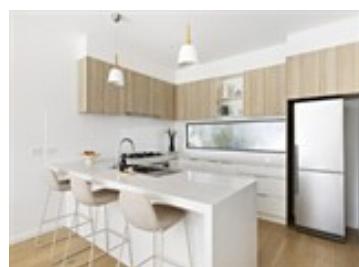
Agent Comments

Price: \$710,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: Townhouse (Res)



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

2 2 -

Agent Comments

Price: \$721,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Townhouse (Res)



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

2 2 1

Agent Comments

Price: \$690,000

Method: Private Sale

Date: 13/06/2025

Property Type: Townhouse (Single)

Account - VICPROP | P: 03 8888 1011