

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 44 Cornwall Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Brunswick West

Period - From 01/10/2025 to 31/12/2025 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 | 221 Dawson St BRUNSWICK WEST 3055 | \$1,190,000 | 24/11/2025 |
| 2 | 184 Melville Rd BRUNSWICK WEST 3055 | \$1,210,000 | 18/11/2025 |
| 3 | 89 Collier Cr BRUNSWICK WEST 3055 | \$1,350,000 | 08/11/2025 |

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: 17/03/2026 10:27

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,350,000



Property Type: House

Land Size: 818 Approx. sqm approx

Agent Comments

Comparable Properties



221 Dawson St BRUNSWICK WEST 3055 (REI/VG)



Price: \$1,190,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 577 sqm approx

Agent Comments

Smaller land size and 1 less bedroom but further south



184 Melville Rd BRUNSWICK WEST 3055 (REI/VG)



Price: \$1,210,000

Method: Private Sale

Date: 18/11/2025

Property Type: House

Land Size: 633 sqm approx

Agent Comments

Similar landsize to front portion of the block and corner block



89 Collier Cr BRUNSWICK WEST 3055 (REI/VG)



Price: \$1,350,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 537 sqm approx

Agent Comments

Better location and larger home internally

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