

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 3/9 Hopetoun Avenue, Brunswick West Vic 3055

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$675,000 Property Type Townhouse Suburb Brunswick West

Period - From 17/03/2025 to 16/03/2026 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	4/42 Cornwall St BRUNSWICK WEST 3055	\$770,000	06/02/2026
2	3/483-485 Albion St BRUNSWICK WEST 3055	\$820,000	12/10/2025
3	2/327 Moreland Rd COBURG 3058	\$795,000	25/09/2025

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 13:26

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2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$749,000

Median Townhouse Price

17/03/2025 - 16/03/2026: \$675,000

Comparable Properties



4/42 Cornwall St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Private Sale

Date: 06/02/2026

Property Type: Unit



3/483-485 Albion St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 2

Price: \$820,000

Method: Sold Before Auction

Date: 12/10/2025

Property Type: Villa



2/327 Moreland Rd COBURG 3058 (REI/VG)

Agent Comments

2 1 2

Price: \$795,000

Method: Sold Before Auction

Date: 25/09/2025

Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



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