

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 2/464 Victoria Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$588,000 Property Type Unit 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	2/46 Halpin St BRUNSWICK WEST 3055	\$800,000	22/11/2025
2			
3			

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.

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Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

December quarter 2025: \$588,000



 2  1  1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/46 Halpin St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Price: \$800,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

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. There are no other comparable older style townhouses that have sold that offer this level of accommodation & floorplan.