

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

12 Mcgregor Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

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	3 Bakers Pde BRUNSWICK WEST 3055	\$1,200,000	28/02/2026
2	44 Mclean St BRUNSWICK WEST 3055	\$1,170,000	11/12/2025
3	573 Victoria St BRUNSWICK WEST 3055	\$1,180,000	03/10/2025

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:

25/03/2026 09:29



Property Type: House
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2025: \$1,350,000

Comparable Properties



3 Bakers Pde BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 28/02/2026
Property Type: House



44 Mclean St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 441 sqm approx



573 Victoria St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,180,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: House (Res)

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575