

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

3/1 Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$880,000 & \$940,000

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	6/69 Heller St BRUNSWICK WEST 3055	\$857,000	25/11/2025
2	4/24 Irvine Cr BRUNSWICK WEST 3055	\$875,000	21/10/2025
3	2/5 Fitzgibbon Av BRUNSWICK WEST 3055	\$930,000	21/09/2025

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:

22/01/2026 13:24

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Indicative Selling Price

\$880,000 - \$940,000

Median House Price

December quarter 2025: \$1,350,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



6/69 Heller St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$857,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)



4/24 Irvine Cr BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$875,000

Method: Private Sale

Date: 21/10/2025

Property Type: Townhouse (Single)



2/5 Fitzgibbon Av BRUNSWICK WEST 3055 (REI)

Agent Comments

2 2 2

Extra Bath but similar size

Price: \$930,000

Method: Auction Sale

Date: 21/09/2025

Property Type: Townhouse (Res)

Land Size: 150 sqm approx

Account - Jellis Craig | P: 03 9387 5888