

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

11 LARNOO AVENUE BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,315,000

Property type

House

Suburb

Brunswick West

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

8 COLLINGS STREET BRUNSWICK WEST VIC 3055	\$1,650,000	23-Feb-26
23 WALES STREET BRUNSWICK WEST VIC 3055	\$1,695,000	18-Oct-25
12 DOWNS STREET BRUNSWICK VIC 3056	\$1,665,000	15-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 24 February 2026

Tamer Genc

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**8 COLLINGS STREET BRUNSWICK
WEST VIC 3055**

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Sold Price

^{RS} **\$1,650,000**

Sold Date

23-Feb-26

Distance

0.71km**23 WALES STREET BRUNSWICK
WEST VIC 3055**

🛏️ 3 🚿 2 🚗 1

Sold Price

\$1,695,000

Sold Date

18-Oct-25

Distance

0.92km**12 DOWNS STREET BRUNSWICK
VIC 3056**

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Sold Price

\$1,665,000

Sold Date

15-Nov-25

Distance

1.11km**RS** = Recent sale**UN** = Undisclosed Sale

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