

# 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 275e Union Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### 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	7 Zeal St BRUNSWICK WEST 3055	\$1,560,000	06/12/2025
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**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2025: \$1,350,000



 4  3  2

**Property Type:** House

**Land Size:** 197 sqm approx

Agent Comments

## Comparable Properties



**7 Zeal St BRUNSWICK WEST 3055 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 310 sqm approx

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. No further comparable sales with similar finish and dwelling offering.

Account - Jellis Craig | P: 03 9387 5888



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