

# 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

184 Dawson 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)

Single price \$1,795,000

### 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	35 Halpin St BRUNSWICK WEST 3055	\$1,843,000	22/08/2025
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.~~

This Statement of Information was prepared on:

03/02/2026 09:20



**Property Type:** House (Res)

**Land Size:** 684 sqm approx

Agent Comments

The agent believes that there is only one comparable sale in West Brunswick

## Comparable Properties



**35 Halpin St BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments



**Price:** \$1,843,000

**Method:** Sold Before Auction

**Date:** 22/08/2025

**Property Type:** House (Res)

**Land Size:** 615 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.