

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

16 Collings Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,690,000

 &

\$1,790,000

Median sale price

Median price

\$1,350,000

 Property Type

House

 Suburb

Brunswick West

Period - From

01/01/2025

 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	113 Whitby St BRUNSWICK WEST 3055	\$1,695,000	07/02/2026
2	24 Lochinvar St PASCOE VALE SOUTH 3044	\$1,790,000	30/11/2025
3	23 Wales St BRUNSWICK WEST 3055	\$1,695,000	18/10/2025

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:

25/02/2026 09:27



 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,690,000 - \$1,790,000

Median House Price

Year ending December 2025: \$1,350,000

Comparable Properties



113 Whitby St BRUNSWICK WEST 3055 (REI)

Agent Comments

 3  2  1

Price: \$1,695,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 346 sqm approx



24 Lochinvar St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 4  2  2

Price: \$1,790,000

Method: Private Sale

Date: 30/11/2025

Property Type: House (Res)



23 Wales St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,695,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 523 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788