

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 4/32 Centennial Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$795,000 & \$829,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Brunswick West

Period - From 29/04/2025 to 28/04/2026 Source Property Data

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	308/272 Barkly St BRUNSWICK 3056	\$795,000	20/01/2026
2	2/46 Halpin St BRUNSWICK WEST 3055	\$800,000	22/11/2025
3	18 Warne St BRUNSWICK 3056	\$795,000	01/11/2025

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: 29/04/2026 11:41



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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price \$795,000 - \$829,000
Median Townhouse Price 29/04/2025 - 28/04/2026: \$700,000

Comparable Properties

308/272 Barkly St BRUNSWICK 3056 (VG)

Agent Comments

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Price: \$795,000
Method: Sale
Date: 20/01/2026
Property Type: Flat/Unit/Apartment (Res)



2/46 Halpin St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

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Price: \$800,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



18 Warne St BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$795,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Townhouse (Res)

Account - VICPROP | P: 03 8888 1011



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