

# 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

1/28 Mclean 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

\$480,000

&

\$520,000

### Median sale price

Median price

\$547,433

Property Type

Unit

Suburb

Brunswick West

Period - From

23/04/2025

to

22/04/2026

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 | 10/6 Mclean St BRUNSWICK WEST 3055 | \$572,000 | 01/11/2025   |
| 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:

23/04/2026 09:20

1/28 Mclean Street, Brunswick West Vic 3055



Peter Leahy  
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2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Unit Price**  
23/04/2025 - 22/04/2026: \$547,433

## Comparable Properties



10/6 Mclean St BRUNSWICK WEST 3055 (REI)

**Agent Comments**

2   1   1

**Price:** \$572,000  
**Method:** Private Sale  
**Date:** 01/11/2025  
**Property Type:** Unit

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.

**Account - Peter Leahy Real Estate** | P: 03 9350 5588 | F: 03 9350 6688



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