

# 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

2/16 Guthrie 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

\$450,000

&

\$495,000

### Median sale price

Median price

\$588,000

Property Type

Unit

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		
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:

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Chris Vitsent  
9387 5888

0400 087 069

chrisvitsent@jellisrcraig.com.au

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

December quarter 2025: \$588,000



**Property Type:** Unit

Agent Comments

## Comparable Properties

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. Quite a unique 1 bedroom villa unit with a huge courtyard.

Account - Jellis Craig | P: 03 9387 5888



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