

# 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

1/4 Coronation 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 \$1,050,000 & \$1,155,000

### 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	1/10 Waxman Pde BRUNSWICK WEST 3055	\$1,140,000	06/09/2025
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:

03/03/2026 16:09

Mitchell Boys  
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**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median Unit Price**  
December quarter 2025: \$588,000



3    
 1    
 carspa  
ce in  
rear  
garde  
n

**Rooms:** 5  
**Property Type:** subdivided house  
**Land Size:** 298 sqm approx  
**Agent Comments**

There was only 1 comparable property even though it was brick with 2 bathrooms and a garage. The subject property is in a better position with a decent rear garden although it only has 1 bathroom and a second toilet, in excellent condition and recently carpeted.

## Comparable Properties



1/10 Waxman Pde BRUNSWICK WEST 3055 (REI/VG)

**Agent Comments**

3    
 2    
 2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)

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.