

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

1/8 PASSFIELD STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

10/12 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$530,000	05-Dec-25
6/13 WALKER STREET BRUNSWICK WEST VIC 3055	\$520,000	14-Oct-25
5/6 DALGETY STREET BRUNSWICK WEST VIC 3055	\$500,000	03-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026



**10/12 PASSFIELD STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$530,000** Sold Date **05-Dec-25**

Distance **0.02km**



**6/13 WALKER STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$520,000** Sold Date **14-Oct-25**

Distance **0.16km**



**5/6 DALGETY STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$500,000** Sold Date **03-Jan-26**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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