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	8/26 Cohuna Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $560,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2024 to 31/12/2024 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	6/7 Allard St BRUNSWICK WEST 3055	$467,500	18/12/2024
2	20/7 Manningham St PARKVILLE 3052	$487,000	13/12/2024
3	4/6 Dalgety St BRUNSWICK WEST 3055	$480,000	19/11/2024

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: 27/02/2025 12:56

8/26 Cohuna Street, Brunswick West Vic 3055



2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
December quarter 2024: $560,000

Comparable Properties



6/7 Allard St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $467,500
Method: Private Sale
Date: 18/12/2024
Property Type: Unit

Agent Comments



20/7 Manningham St PARKVILLE 3052 (REI/VG)

2 1 1

Price: $487,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment

Agent Comments



4/6 Dalgety St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 19/11/2024
Property Type: Unit
Land Size: 601 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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