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	45 Halpin Street, Brunswick West Vic 3055

Indicative selling price

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

Single price $1,125,000

Median sale price

Median price $1,350,000 Property Type House 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	3 Bakers Pde BRUNSWICK WEST 3055	$1,200,000	28/02/2026
2	100 Melville Rd BRUNSWICK WEST 3055	$1,110,000	28/02/2026
3	507 Albion St BRUNSWICK WEST 3055	$1,075,000	22/12/2025

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: 27/03/2026 11:41

45 Halpin Street, Brunswick West Vic 3055

JellisCraig

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au

Indicative Selling Price
$1,125,000
Median House Price
December quarter 2025: $1,350,000



3 1 2

Property Type: House
Land Size: 532 sqm approx

Agent Comments

Comparable Properties



3 Bakers Pde BRUNSWICK WEST 3055 (REI)

3 1 2

Price: $1,200,000
Method: Private Sale
Date: 28/02/2026
Property Type: House

Agent Comments



100 Melville Rd BRUNSWICK WEST 3055 (REI)

3 1 2

Price: $1,110,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments



507 Albion St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,075,000
Method: Sold Before Auction
Date: 22/12/2025
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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