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	1/41 CUMMING 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	$360,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$548,932	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
6/41 CUMMING STREET BRUNSWICK WEST VIC 3055	$317,000	18-Mar-26
106/480 ALBION STREET BRUNSWICK WEST VIC 3055	$380,000	31-Mar-25
102/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	$380,000	25-Feb-25

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: 30 March 2026

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6/41 CUMMING STREET
BRUNSWICK WEST VIC 3055

1 1 1

Sold Price RS $317,000 Sold Date 18-Mar-26

Distance 0km



106/480 ALBION STREET
BRUNSWICK WEST VIC 3055

2 1 1

Sold Price $380,000 Sold Date 31-Mar-25

Distance 0.29km



102/1 DUGGAN STREET
BRUNSWICK WEST VIC 3055

2 1 1

Sold Price Sold Date 25-Feb-25

Distance 0.29km

RS = Recent sale **UN** = Undisclosed Sale

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