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	5/82 HOPETOUN AVENUE 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	$610,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$546,000	Property type	Unit	Suburb	Brunswick West
Period-from	01 Feb 2025	to	31 Jan 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
1/82 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	$730,000	28-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: 23 February 2026

Tony Elezovic
P 0402999500
M 0402999500
E tony.elezovic@brunswick.rh.com.au



1/82 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055

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Sold Price RS $730,000 Sold Date 28-Jan-26

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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