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	1/4 Coronation Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $588,000 Property Type Unit 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		
2		
3		

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: 20/03/2026 11:27

1/4 Coronation Street, Brunswick West Vic 3055

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au



3	1	off street parking

Rooms: 5
Property Type: subdivided house

Indicative Selling Price
$1,100,000 - $1,210,000
Median Unit Price
December quarter 2025: $588,000

Agent Comments

Californian Bungalow in clean sound condition on a subdivided block with a townhouse at the rear

The agent reasonably believes there are no comparable properties in West Brunswick. There is not one period home on a subdivided block that has been sold in the last 6 months. The only sale of dual occupancy subdivisions have been townhouses.

Comparable Properties

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.

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