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	4 Ford Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,320,000 Property Type House Suburb Brunswick

Period - From 01/07/2025 to 30/09/2025 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	46 Mountfield St BRUNSWICK 3056	$1,320,000	13/09/2025
2	33 Cook St BRUNSWICK WEST 3055	$1,370,000	28/06/2025
3	96 Mitchell St BRUNSWICK 3056	$1,400,000	25/05/2025

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: 03/10/2025 19:14

4 Ford Street, Brunswick Vic 3056

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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,320,000

Comparable Properties



46 Mountfield St BRUNSWICK 3056 (REI)

3 1 1

Price: $1,320,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



33 Cook St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,370,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 442 sqm approx

Agent Comments



96 Mitchell St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,400,000
Method: Auction Sale
Date: 25/05/2025
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments

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