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	18 Railway Place, Brunswick Vic 3056

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 30/09/2024 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	2/32 Centennial Av BRUNSWICK WEST 3055	$760,000	04/11/2024
2	10/14 Pitt St BRUNSWICK 3056	$755,000	02/09/2024
3	3/1-9 Oconnor St BRUNSWICK EAST 3057	$755,000	14/08/2024

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: 19/12/2024 05:25

18 Railway Place, Brunswick Vic 3056

Lisa Roberts
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2 1 1

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending September 2024: $590,000

Comparable Properties



2/32 Centennial Av BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $760,000
Method: Private Sale
Date: 04/11/2024
Property Type: Townhouse (Single)

Agent Comments



10/14 Pitt St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $755,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Res)

Agent Comments



3/1-9 Oconnor St BRUNSWICK EAST 3057 (REI)

2 1 2

Price: $755,000
Method: Private Sale
Date: 14/08/2024
Property Type: Townhouse (Single)

Agent Comments

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