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	1/20 Cumming Street, Brunswick West Vic 3055

Indicative selling price

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

Single price $568,000

Median sale price

Median price $505,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2024 to 31/03/2025 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	13/16-18 Passfield St BRUNSWICK WEST 3055	$600,000	05/03/2025
2	13/137 Melville Rd BRUNSWICK WEST 3055	$585,000	25/02/2025
3	1/2 Wyall St BRUNSWICK WEST 3055	$557,000	28/01/2025

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: 11/04/2025 12:21

1/20 Cumming Street, Brunswick West Vic 3055

Lisa Roberts
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$568,000
Median Unit Price
Year ending March 2025: $505,000

Comparable Properties



13/16-18 Passfield St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

Agent Comments



13/137 Melville Rd BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment

Agent Comments

1/2 Wyall St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $557,000
Method: Sold Before Auction
Date: 28/01/2025
Property Type: Unit

Agent Comments

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