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	12/44-46 Passfield Street, Brunswick West Vic 3055

Indicative selling price

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

Single price $479,000

Median sale price

Median price $587,500 Property Type Unit Suburb Brunswick West

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	5/37 Flemington St TRAVANCORE 3032	$479,000	25/10/2025
2	8/37 Flemington St TRAVANCORE 3032	$483,000	08/10/2025
3	2/380-382 Brunswick Rd BRUNSWICK WEST 3055	$485,000	05/08/2025

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: 27/10/2025 11:54

12/44-46 Passfield Street, Brunswick West Vic 3055



Property Type:
Agent Comments

Indicative Selling Price
$479,000
Median Unit Price
September quarter 2025: $587,500

Comparable Properties



5/37 Flemington St TRAVANCORE 3032 (REI)

2 1 1

Agent Comments

Price: $479,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Apartment

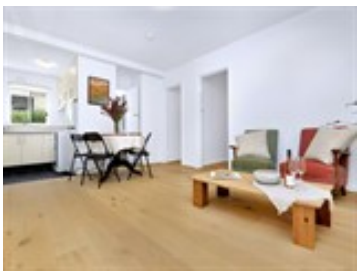


8/37 Flemington St TRAVANCORE 3032 (REI)

2 1 1

Agent Comments

Price: $483,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment



2/380-382 Brunswick Rd BRUNSWICK WEST 3055 (REI)

2 1 1

Agent Comments

Price: $485,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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