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	4/59 SMITH STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$590,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$559,000	Property type	Unit	Suburb	Brunswick West
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
10/12 PASSFIELD STREET BRUNSWICK WEST VIC 3055	$530,000	05-Dec-25
2/5 JORDAN STREET BRUNSWICK WEST VIC 3055	$591,000	23-Feb-26
6/3 HARRY STREET BRUNSWICK WEST VIC 3055	$600,000	15-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 01 May 2026

Harcourts Balwyn

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10/12 PASSFIELD STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **$530,000** Sold Date **05-Dec-25**

Distance **0.06km**



2/5 JORDAN STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **$591,000** Sold Date **23-Feb-26**

Distance **0.46km**



6/3 HARRY STREET BRUNSWICK WEST VIC 3055

2 1 -

Sold Price **$600,000** Sold Date **15-Nov-25**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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