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	3/12 Cohuna Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $495,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2026 to 31/03/2026 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	7a Sutherland St BRUNSWICK 3056	$1,385,000	25/03/2026
2	142a Hope St BRUNSWICK 3056	$1,300,000	21/03/2026
3	3/8 Barry St BRUNSWICK 3056	$1,250,000	14/01/2026

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: 09/06/2026 09:47

3/12 Cohuna Street, Brunswick West Vic 3055

Cameron Pritchard
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
March quarter 2026: $495,000

Comparable Properties



7a Sutherland St BRUNSWICK 3056 (REI/VG)

3 3 2

Price: $1,385,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)
Land Size: 231 sqm approx

Agent Comments

This is located in Central Brunswick, not Brunswick West, this property also has an extra bathroom.



142a Hope St BRUNSWICK 3056 (REI/VG)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Seems like a similar aged property, but is located in Central Brunswick (not Brunswick West), same attributes.



3/8 Barry St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $1,250,000
Method: Private Sale
Date: 14/01/2026
Property Type: Townhouse (Res)

Agent Comments

This property is only a couple of years old, so its more modern than Cohuna Street, its also located in Central Brunswick (not Brunswick West), same attributes minus one car spot.

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