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	1/7 Passfield Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $575,000 & $625,000

Median sale price

Median price $500,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2026 to 30/06/2026 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	3/2 Passfield St BRUNSWICK WEST 3055	$576,000	08/07/2026
2	5/28 Mclean St BRUNSWICK WEST 3055	$612,000	27/06/2026
3	8/7 Passfield St BRUNSWICK WEST 3055	$637,500	09/05/2026

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: 15/09/2026 10:42

1/7 Passfield Street, Brunswick West Vic 3055

Cameron Pritchard
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Property Type:
Agent Comments

Indicative Selling Price
$575,000 - $625,000
Median Unit Price
June quarter 2026: $500,000

Comparable Properties



3/2 Passfield St BRUNSWICK WEST 3055 (REI)

2 | 1 | 1

Price: $576,000
Method: Private Sale
Date: 08/07/2026
Property Type: Apartment

Agent Comments

This property is an apartment not a villa unit, but is fully renovated. Very comparable location as its in the same street.



5/28 Mclean St BRUNSWICK WEST 3055 (REI)

2 | 1 | 1

Price: $612,000
Method: Auction Sale
Date: 27/06/2026
Property Type: Unit

Agent Comments

This property is further North, not as a superior spot as Passfield Street. This one also has an updated bathroom and kitchen.



8/7 Passfield St BRUNSWICK WEST 3055 (REI)

2 | 1 | 1

Price: $637,500
Method: Auction Sale
Date: 09/05/2026
Property Type: Apartment

Agent Comments

This is a more superior property as it presents a lot better internally. Same location as its in the complex.

Account - Jellis Craig | P: 03 9387 5888

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