5 Wyall Street, Brunswick West Vic 3055



3 Bed 1 Bath 1 Car
Rooms: 4
Property Type: House
Land Size: 6650 sqm approx
Indicative Selling Price
$850,000 - $910,000
Median House Price
11/11/2023 - 10/11/2024:
$1,275,000

Comparable Properties



26 Newman Street, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car
Price: $870,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Agent Comments: Superior location Smaller house and land size Comparable property



24a Mattingley Crescent, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car
Price: $890,000
Method: Sold Before Auction
Date: 03/09/2024
Property Type: House (Res)
Agent Comments: Newer property Superior location Smaller house and land size Comparable property



22a Henderson Street, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car
Price: $912,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Agent Comments: Newer property Superior location Smaller house and land size Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 5 Wyall Street, Brunswick West Vic 3055

Indicative selling price

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

Range between: $850,000 & $910,000

Median sale price

Median price: $1,275,000 House: x Suburb: Brunswick West

Period - From: 11/11/2023 to: 10/11/2024 Source: REIV

Comparable property sales

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
26 Newman Street, BRUNSWICK 3056	$870,000	14/09/2024
24a Mattingley Crescent, BRUNSWICK WEST 3055	$890,000	03/09/2024
22a Henderson Street, BRUNSWICK WEST 3055	$912,000	03/08/2024

This Statement of Information was prepared on: 11/11/2024 11:10