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	13/137 Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Single price: $610,000

Median sale price

Median price: $560,000 Property Type: Unit Suburb: Brunswick West

Period - From: 01/10/2024 to: 31/12/2024 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	102/108-124 Union St BRUNSWICK 3056	$630,000	31/01/2025
2	3/86 Heller St BRUNSWICK WEST 3055	$562,300	21/12/2024
3	7/137-139 Melville Rd BRUNSWICK WEST 3055	$585,000	12/09/2024

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: 17/02/2025 16:12

13/137 Melville Road, Brunswick West Vic 3055

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$610,000
Median Unit Price
December quarter 2024: $560,000

Comparable Properties



102/108-124 Union St BRUNSWICK 3056 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment

Agent Comments



3/86 Heller St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $562,300
Method: Sold Before Auction
Date: 21/12/2024
Property Type: Unit

Agent Comments



7/137-139 Melville Rd BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 12/09/2024
Property Type: Unit

Agent Comments

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