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	2/10 Irvine Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,300,000 Property Type House Suburb Brunswick West

Period - From 01/01/2024 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	24a Mattingley Cr BRUNSWICK WEST 3055	$890,000	03/09/2024
2	5/10 Davies St BRUNSWICK 3056	$838,000	10/08/2024
3	22a Henderson St BRUNSWICK WEST 3055	$912,000	03/08/2024

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: 22/01/2025 10:25

2/10 Irvine Crescent, Brunswick West Vic 3055

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending December 2024: $1,300,000

Comparable Properties



24a Mattingley Cr BRUNSWICK WEST 3055 (REI/VG)

2 2 1

Price: $890,000
Method: Sold Before Auction
Date: 03/09/2024
Property Type: House (Res)
Land Size: 203 sqm approx

Agent Comments



5/10 Davies St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $838,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



22a Henderson St BRUNSWICK WEST 3055 (REI)

2 2 1

Price: $912,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments

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