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	70 Whitby Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $1,191,000 Property Type House 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	53 Whitby St BRUNSWICK WEST 3055	$1,160,000	26/10/2024
2	12 Orient Gr BRUNSWICK 3056	$1,100,000	19/09/2024
3	14 Wales St BRUNSWICK WEST 3055	$1,090,000	14/09/2024

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: 10/02/2025 10:18

70 Whitby Street, Brunswick West Vic 3055

Cameron Pritchard
03 9387 5888
0408 037 482
cameronpritchard@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 488 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
December quarter 2024: $1,191,000

Comparable Properties



53 Whitby St BRUNSWICK WEST 3055 (REI/VG)

3 1 -

Price: $1,160,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments

Sold on the same street, this has a nicer looking facade and is a brick home. I believe this is a better home. This block size is much smaller.



12 Orient Gr BRUNSWICK 3056 (REI)

3 2 1

Price: $1,100,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: House (Res)

Agent Comments

This property is more updated internally and located in Brunswick (not west), a similar aged weather board home on a smaller block, third bed is a bungalow, not under the main roof.



14 Wales St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,090,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 468 sqm approx

Agent Comments

Very comparable property here, weatherboard, block size, similar locations, this one is a bit further north.

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