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 Hodgins Court, Brunswick West Vic 3055

Indicative selling price

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

Single price $925,000

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	17 Curtin Av BRUNSWICK WEST 3055	$870,000	08/02/2025
2	7 Davern St PASCOE VALE SOUTH 3044	$955,000	17/12/2024
3	10 North Av STRATHMORE 3041	$865,000	05/10/2024

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: 14/03/2025 16:31

1 Hodgins Court, Brunswick West Vic 3055

Tom Donnelley
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3 1 1

Property Type: House

Agent Comments

3 Bedroom, 1 Bathroom home.

Indicative Selling Price
$925,000
Median House Price
Year ending December 2024: $1,300,000

Comparable Properties



17 Curtin Av BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $870,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)

Agent Comments

Similar location, less accommodation, inferior interior, superior land size.



7 Davern St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $955,000
Method: Private Sale
Date: 17/12/2024
Property Type: House

Agent Comments

Superior location, similar accommodation, inferior interior, superior land size, extra parking.



10 North Av STRATHMORE 3041 (REI/VG)

3 1 2

Price: $865,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 287 sqm approx

Agent Comments

Similar location, similar accommodation, inferior interior, similar land size, extra parking.

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