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	115 Whitby Street, Brunswick West Vic 3055

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,281,250 Property Type House Suburb Brunswick West

Period - From 01/01/2025 to 31/03/2025 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	190 Hope St BRUNSWICK WEST 3055	$1,435,000	14/03/2025
2	46 Lyle St BRUNSWICK 3056	$1,430,000	24/02/2025
3			

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: 10/04/2025 11:18

115 Whitby Street, Brunswick West Vic 3055

Erhan Kalistu
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3 2 0

Property Type: House
Land Size: 346 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000
Median House Price
March quarter 2025: $1,281,250

Comparable Properties



190 Hope St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,435,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)

Agent Comments

One less bathroom and smaller block however, has rear access for carparking



46 Lyle St BRUNSWICK 3056 (REI)

3 1 1

Price: $1,430,000
Method: Sold Before Auction
Date: 24/02/2025
Property Type: House (Res)

Agent Comments

One less bathroom, smaller block however, does have dedicated carparking in driveway.

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.

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