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	79 Hope Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,675,000 & $1,750,000

Median sale price

Median price $1,335,000 Property Type House Suburb Brunswick

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	22 Bishop St BRUNSWICK 3056	$1,750,000	08/03/2025
2	16 Talbot St BRUNSWICK 3056	$1,750,000	31/03/2025
3	48 Shamrock St BRUNSWICK WEST 3055	$1,751,000	21/02/2025

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: 07/05/2025 14:06

79 Hope Street, Brunswick Vic 3056

Elizabeth Kelly
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4 2 2

Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$1,675,000 - $1,750,000
Median House Price
March quarter 2025: $1,335,000

Comparable Properties



22 Bishop St BRUNSWICK 3056 (REI)

4 1 1

Price: $1,750,000
Method: Sold Before Auction
Date: 08/03/2025
Property Type: House (Res)

Agent Comments



16 Talbot St BRUNSWICK 3056 (REI)

4 2 1

Price: $1,750,000
Method: Sold Before Auction
Date: 31/03/2025
Property Type: House
Land Size: 329 sqm approx

Agent Comments



48 Shamrock St BRUNSWICK WEST 3055 (REI)

4 2 2

Price: $1,751,000
Method: Sold Before Auction
Date: 21/02/2025
Property Type: House (Res)

Agent Comments

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