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	33 Brickworks Drive, Brunswick Vic 3056

Indicative selling price

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

Single price $745,000

Median sale price

Median price $600,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2024 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	4/49 Murray St BRUNSWICK WEST 3055	$751,000	23/05/2025
2	3/15 Davies St BRUNSWICK 3056	$740,000	15/05/2025
3	2g Murray St BRUNSWICK WEST 3055	$750,000	03/05/2025

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: 01/07/2025 11:48

33 Brickworks Drive, Brunswick Vic 3056

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2 1 1

Rooms: 3
Property Type: Townhouse (Single)

Indicative Selling Price
$745,000
Median Unit Price
Year ending March 2025: $600,000

Agent Comments

Low maintenance townhouse offering 2 bed, 1 bath, 1 car right next to the park. No owners corp.

Comparable Properties



4/49 Murray St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $751,000
Method: Private Sale
Date: 23/05/2025
Property Type: Townhouse (Single)

Agent Comments

Similar vintage & size. Part of an owners corp.

3/15 Davies St BRUNSWICK 3056 (REI/VG)

3 - 2

Price: $740,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Townhouse (Res)

Agent Comments

Newer renovation with a 3rd bed.



2g Murray St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Res)

Agent Comments

Newer property with reverse living.

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