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	4/9 Hopetoun Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $455,500 Property Type Unit 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	2e Murray St BRUNSWICK WEST 3055	$675,000	15/04/2025
2	48 Mclean St BRUNSWICK WEST 3055	$680,000	04/04/2025
3	2/30a Mclean St BRUNSWICK WEST 3055	$670,000	26/03/2025

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: 04/07/2025 10:35

4/9 Hopetoun Avenue, Brunswick West Vic 3055

Julian Pegoraro
03 93875 888
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JulianPegoraro@jelliscraig.com.au



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
March quarter 2025: $455,500

Comparable Properties



2e Murray St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $675,000
Method: Private Sale
Date: 15/04/2025
Property Type: Townhouse (Single)

Agent Comments



48 Mclean St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $680,000
Method: Private Sale
Date: 04/04/2025
Property Type: Townhouse (Single)
Land Size: 98 sqm approx

Agent Comments



2/30a Mclean St BRUNSWICK WEST 3055 (VG)

2 - -

Price: $670,000
Method: Sale
Date: 26/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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