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	10 Cadman Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	32 Mincha St BRUNSWICK WEST 3055	$1,660,000	03/04/2025
2	8 Marion Av BRUNSWICK WEST 3055	$1,700,000	19/03/2025
3	94 Tinning St BRUNSWICK 3056	$1,675,000	22/02/2025

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: 16/06/2025 09:31

10 Cadman Street, Brunswick West Vic 3055



Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
March quarter 2025: $1,281,250

Comparable Properties



32 Mincha St BRUNSWICK WEST 3055 (REI/VG)

4 2 2

Agent Comments

Price: $1,660,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House
Land Size: 504 sqm approx



8 Marion Av BRUNSWICK WEST 3055 (REI/VG)

4 1 2

Agent Comments

Price: $1,700,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 483 sqm approx



94 Tinning St BRUNSWICK 3056 (REI)

4 1 2

Agent Comments

Price: $1,675,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 556 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788

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