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	25 Macfarland Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,175,000 & $1,275,000

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	37 Newman St BRUNSWICK WEST 3055	$1,110,000	01/07/2025
2	66 Rose St BRUNSWICK 3056	$1,200,000	10/05/2025
3	37 Fourth Av BRUNSWICK 3056	$1,245,000	26/02/2025

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: 07/07/2025 12:48

25 Macfarland Street, Brunswick Vic 3056

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3 1

Property Type: House
Land Size: 241 sqm approx

Indicative Selling Price
$1,175,000 - $1,275,000
Median House Price
March quarter 2025: $1,335,000

Agent Comments

Architecturally updated, this immaculate three bedroom home offers a wonderful lifestyle, in a coveted inner-city address. Close to lively Sydney Road, CBD transport, schools and parks.

Comparable Properties



37 Newman St BRUNSWICK WEST 3055 (REI)

2 1 2

Price: $1,110,000
Method: Private Sale
Date: 01/07/2025
Property Type: House

Agent Comments



66 Rose St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,200,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments



37 Fourth Av BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,245,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 212 sqm approx

Agent Comments

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