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: 4/14 Irvine Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between: $880,000 & $920,000

Median sale price

Median price: $666,250 Property Type: Townhouse Suburb: Brunswick West

Period - From: 21/08/2024 to: 20/08/2025 Source: Property Data

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	4/37 Victoria St COBURG 3058	$899,000	13/08/2025
2	3/117 Albion St BRUNSWICK 3056	$988,000	10/08/2025
3			

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: 21/08/2025 10:19

4/14 Irvine Crescent, Brunswick West Vic 3055

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Property Type: Townhouse (Res)
Land Size: 68 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $920,000
Median Townhouse Price
21/08/2024 - 20/08/2025: $666,250

Comparable Properties



4/37 Victoria St COBURG 3058 (REI)

2 1 1

Price: $899,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: Townhouse (Single)

Agent Comments

Neighbouring suburb, similar dwelling offering 2 bed, only one bath and 1 car space.



3/117 Albion St BRUNSWICK 3056 (REI)

2 1 1

Price: $988,000
Method: Private Sale
Date: 10/08/2025
Property Type: House

Agent Comments

Neighbouring suburb, similar dwelling offering modern townhouse with 2 bed , only one bath and 1 car space.

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.

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