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	68a Whitby Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $547,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2025 to 30/06/2025 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	2/1 Curtis Pl BRUNSWICK 3056	$1,130,000	16/08/2025
2	2/43 Halpin St BRUNSWICK WEST 3055	$1,040,000	17/07/2025
3	1/23 Irvine Cr BRUNSWICK WEST 3055	$1,120,000	16/06/2025

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: 22/08/2025 14:33

68a Whitby Street, Brunswick West Vic 3055

Cameron Pritchard
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3

Property Type:
Divorce/Estate/Family Transfers
Land Size: 141 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
June quarter 2025: $547,000

Comparable Properties



2/1 Curtis Pl BRUNSWICK 3056 (REI)

3 2 2

Price: $1,130,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments

This townhouse is located in central Brunswick right off Sydney Rd, its more modern than Whitby St but seems a little bit smaller.



2/43 Halpin St BRUNSWICK WEST 3055 (REI)

3 2 1

Price: $1,040,000
Method: Sold Before Auction
Date: 17/07/2025
Property Type: Townhouse (Res)

Agent Comments

This is just around the corner, more modern but a lot smaller.



1/23 Irvine Cr BRUNSWICK WEST 3055 (REI/VG)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 16/06/2025
Property Type: Townhouse (Single)

Agent Comments

This property is a bit further north, street facing and in a similar quiet street. This is also a part of a body corporate, seems similar in size but a bit more modern.

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