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	573 Victoria 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 & $1,125,000

Median sale price

Median price $1,332,500 Property Type House 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	15 Grantham St BRUNSWICK WEST 3055	$1,150,000	01/08/2025
2	17 Wallace St BRUNSWICK WEST 3055	$1,081,000	02/07/2025
3	6 Mincha St BRUNSWICK WEST 3055	$1,000,000	29/03/2025

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: 17/09/2025 14:54

573 Victoria Street, Brunswick West Vic 3055

Anthony Monteleone
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3 1 1

Property Type: House
Land Size: 346 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,125,000
Median House Price
June quarter 2025: $1,332,500

Comparable Properties



15 Grantham St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,150,000
Method: Sold Before Auction
Date: 01/08/2025
Property Type: House (Res)

Agent Comments



17 Wallace St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,081,000
Method: Sold Before Auction
Date: 02/07/2025
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

6 Mincha St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,000,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments

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