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	4/24 Irvine Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between $730,000 & $780,000

Median sale price

Median price $587,500 Property Type Unit Suburb Brunswick West

Period - From 01/07/2025 to 30/09/2025 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	4/30 Irvine Cr BRUNSWICK WEST 3055	$735,000	08/08/2025
2	4/49 Murray St BRUNSWICK WEST 3055	$751,000	23/05/2025
3	2g Murray St BRUNSWICK WEST 3055	$750,000	03/05/2025

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: 15/10/2025 09:34



15.10.25

4/24 Irvine Crescent, Brunswick West Vic 3055

Cameron Pritchard
03 9387 5888
0408 037 482
cameronpritchard@jelliscraig.com.au



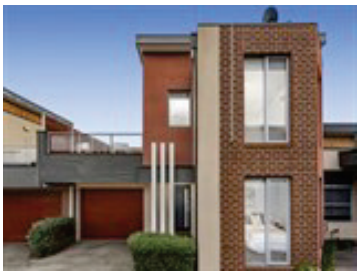
2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$730,000 - $780,000
Median Unit Price
September quarter 2025: $587,500

Comparable Properties



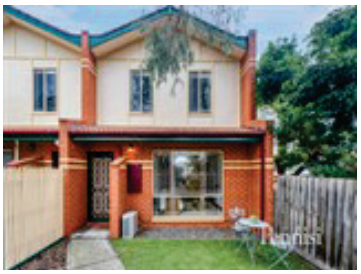
4/30 Irvine Cr BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $735,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)

Agent Comments

This is in the same street, a bit of a quirky floorplan, the living seems very small. Similar age.



4/49 Murray St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $751,000
Method: Private Sale
Date: 23/05/2025
Property Type: Townhouse (Single)

Agent Comments

This one is on the other side of Melville Rd, not to far away. Seems a bit older than Irvine Cres, similar size.



2g Murray St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Res)

Agent Comments

Another one further west on the other side of Melville Rd, Similar age and size.

Account - Jellis Craig | P: 03 9387 5888

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