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	6/69 Heller Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $800,000 & $850,000

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	3/18 Grantham St BRUNSWICK WEST 3055	$841,000	21/08/2025
2	3/416 Brunswick Rd BRUNSWICK WEST 3055	$830,000	14/08/2025
3	13 Bent St BRUNSWICK WEST 3055	$800,000	04/06/2025

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: 16/10/2025 10:53

6/69 Heller Street, Brunswick West Vic 3055

Cameron Pritchard
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2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
September quarter 2025: $587,500

Comparable Properties



3/18 Grantham St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $841,000
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)

Agent Comments

A very comparable townhouse, just around the corner but on a busy street. Heller St also has a study.



3/416 Brunswick Rd BRUNSWICK WEST 3055 (REI)

2 2 1

Price: $830,000
Method: Private Sale
Date: 14/08/2025
Property Type: Townhouse (Single)

Agent Comments

A very comparable townhouse too, but this is also on a main road. This townhouse has a second bathroom.



13 Bent St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $800,000
Method: Private Sale
Date: 04/06/2025
Property Type: Townhouse (Single)
Land Size: 948 sqm approx

Agent Comments

This one seems a bit smaller inside but comparable, its also located further north than Heller St.

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