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	2/23 Everett 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	7/117 Melville Rd BRUNSWICK WEST 3055	$820,000	13/08/2025
2	2/2 Oberon St COBURG 3058	$765,000	02/08/2025
3	4/388 Moreland Rd BRUNSWICK WEST 3055	$795,000	03/06/2025

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: 21/10/2025 13:17



21.10.25

2/23 Everett Street, Brunswick West Vic 3055

Cameron Pritchard
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3 1 1

Property Type: Townhouse
Land Size: 149 sqm approx

Agent Comments

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

Comparable Properties

7/117 Melville Rd BRUNSWICK WEST 3055 (VG)

3 - -

Price: $820,000
Method: Sale
Date: 13/08/2025
Property Type: Townhouse (Single)

Agent Comments

This townhouse is located on busy Melville Road and is in a bigger complex. It seems more modern but not as spacious as Everett St.



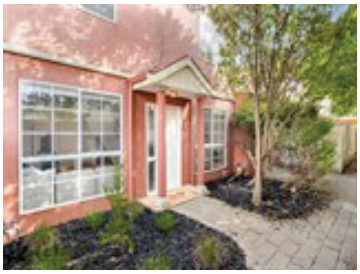
2/2 Oberon St COBURG 3058 (REI/VG)

3 2 2

Price: $765,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 513 sqm approx

Agent Comments

This property is located in Coburg, which Coburg and Brunswick West have similar results sometimes. This one also has a second bathroom and seems more modern, its located a little further North into Coburg.



4/388 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $795,000
Method: Private Sale
Date: 03/06/2025
Property Type: Townhouse (Single)

Agent Comments

Located not to far away but on Busy Moreland Rd, also in a bigger complex. It seems to have updated kitchen and bathrooms and seems quite larger internally than Everett St.

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