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<br>Including suburb and postcode | 4/5 Allard Street, Brunswick West Vic 3055 |

## Indicative selling price

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

Range between $345,000 & $375,000

## 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 | 2/55 Heller St BRUNSWICK WEST 3055 | $392,500 | 16/09/2025 |
| 2 | 101/444-446 Moreland Rd BRUNSWICK WEST 3055 | $347,000 | 27/07/2025 |
| 3 | 8/28 Cumming St BRUNSWICK WEST 3055 | $332,500 | 29/05/2025 |

**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: 06/11/2025 14:25

# 4/5 Allard Street, Brunswick West Vic 3055

JellisCraig

Chris Vitsent
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chrisvitsent@jelliscraig.com.au

**Indicative Selling Price**
$345,000 - $375,000
**Median Unit Price**
September quarter 2025: $587,500




1 1 1

**Rooms:** 3
**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/55 Heller St BRUNSWICK WEST 3055 (REI/VG)**

1 1 1

**Price:** $392,500
**Method:** Private Sale
**Date:** 16/09/2025
**Property Type:** Apartment

Agent Comments

Slightly bigger and better location



**101/444-446 Moreland Rd BRUNSWICK WEST 3055 (REI)**

1 1 1

**Price:** $347,000
**Method:** Private Sale
**Date:** 27/07/2025
**Property Type:** Unit
**Land Size:** 1516 sqm approx

Agent Comments

Newer block in a worse location



**8/28 Cumming St BRUNSWICK WEST 3055 (VG)**

1 - -

**Price:** $332,500
**Method:** Sale
**Date:** 29/05/2025
**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Unrenovated

**Account** - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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