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	13/1 Duggan Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $400,000 & $440,000

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	109/2 Olive York Way BRUNSWICK WEST 3055	$435,000	11/10/2025
2	110/2 Olive York Way BRUNSWICK WEST 3055	$435,000	26/08/2025
3	411/3 Olive York Way BRUNSWICK WEST 3055	$400,000	12/06/2025

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: 05/11/2025 08:31

13/1 Duggan Street, Brunswick West Vic 3055

JellisCraig

Julian Pegoraro
03 93875 888
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2 1 1

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
September quarter 2025: $587,500

Comparable Properties



109/2 Olive York Way BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $435,000
Method: Private Sale
Date: 11/10/2025
Property Type: Apartment

Agent Comments



110/2 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $435,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments



411/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $400,000
Method: Private Sale
Date: 12/06/2025
Property Type: Apartment
Land Size: 60 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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