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	7/465 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Range between $285,000 & $310,000

Median sale price

Median price $527,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2025 to 31/12/2025 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	8/444 Albion St BRUNSWICK WEST 3055	$326,000	13/12/2025
2	5/883 Park St BRUNSWICK WEST 3055	$290,000	29/11/2025
3	2/7-9 Farnham Ct FLEMINGTON 3031	$313,000	24/10/2025

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: 13/01/2026 13:18

7/465 Brunswick Road, Brunswick West Vic 3055

JellisCraig

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



1 1 1

Property Type: Flat
Land Size: 608.123 sqm approx

Agent Comments

1 Bedroom apartment

Indicative Selling Price
$285,000 - $310,000
Median Unit Price
Year ending December 2025: $527,500

Comparable Properties



8/444 Albion St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $326,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment

Agent Comments

Freshly presented offering comparable accommodation.



5/883 Park St BRUNSWICK WEST 3055 (REI/VG)

1 1 1

Price: $290,000
Method: Private Sale
Date: 29/11/2025
Property Type: Apartment

Agent Comments

Larger development, offering comparable accommodation.



2/7-9 Farnham Ct FLEMINGTON 3031 (REI)

1 1 -

Price: $313,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment

Agent Comments

Neat and tidy 1 bedroom apartment.

REIV THE DIFFERENCE | propertydata.com.au

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