

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

6/7 Balfe Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Brunswick West

Period - From

24/07/2025

to

23/07/2026

Source

Property Data

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	4/430 Brunswick Rd BRUNSWICK WEST 3055	\$799,000	22/05/2026
2	2/21 Galtes Cr BRUNSWICK WEST 3055	\$799,000	02/05/2026
3	4/42 Cornwall St BRUNSWICK WEST 3055	\$770,000	06/02/2026

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:

24/07/2026 13:29



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$700,000 - \$770,000

Median Unit Price
24/07/2025 - 23/07/2026: \$530,000

Comparable Properties



4/430 Brunswick Rd BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$799,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Single)



2/21 Galtes Cr BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$799,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit



4/42 Cornwall St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 06/02/2026
Property Type: Unit

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