

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$759,000

### Median sale price

Median price \$527,500

Property Type Unit

Suburb Brunswick West

Period - From 17/09/2025

to 16/09/2026

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 | 3/19 Howson St BRUNSWICK WEST 3055     | \$703,000 | 20/08/2026   |
| 2 | 3/34 Centennial Av BRUNSWICK WEST 3055 | \$740,000 | 24/06/2026   |
| 3 | 5/35 Murray St BRUNSWICK WEST 3055     | \$665,000 | 21/03/2026   |

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:

17/09/2026 15:31



2 1 1

Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$759,000  
**Median Unit Price**  
17/09/2025 - 16/09/2026: \$527,500

## Comparable Properties



3/19 Howson St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$703,000  
Method: Private Sale  
Date: 20/08/2026  
Rooms: 4  
Property Type: Unit



3/34 Centennial Av BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$740,000  
Method: Sold Before Auction  
Date: 24/06/2026  
Property Type: Apartment



5/35 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$665,000  
Method: Sold Before Auction  
Date: 21/03/2026  
Property Type: Apartment