

## 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

1 EGGINTON STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,282,750

Property type

House

Suburb

Brunswick West

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 23 HENDERSON STREET BRUNSWICK WEST VIC 3055 | \$1,733,000 | 23-Apr-25 |
| 54 WHITBY STREET BRUNSWICK WEST VIC 3055    | \$1,705,000 | 21-Aug-25 |
| 9 FERRY CRESCENT BRUNSWICK WEST VIC 3055    | \$1,600,000 | 20-Jul-25 |

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 6 months.~~

This Statement of Information was prepared on: 14 October 2025



**23 HENDERSON STREET  
BRUNSWICK WEST VIC 3055**

4 3 1

Sold Price **\$1,733,000** Sold Date **23-Apr-25**

Distance **0.16km**



**54 WHITBY STREET BRUNSWICK  
WEST VIC 3055**

4 2 2

Sold Price <sup>RS</sup> **\$1,705,000** Sold Date **21-Aug-25**

Distance **0.58km**



**9 FERRY CRESCENT BRUNSWICK  
WEST VIC 3055**

4 2 2

Sold Price **\$1,600,000** Sold Date **20-Jul-25**

Distance **0.73km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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