

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 (*Delete single price or range as applicable)

Single Price

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Brunswick West

Period-from

01 Nov 2024

to

31 Oct 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

9 FERRY CRESCENT BRUNSWICK WEST VIC 3055	\$1,600,000	20-Jul-25
63 HUNTER STREET BRUNSWICK WEST VIC 3055	\$1,530,000	28-Jun-25
24 WALES STREET BRUNSWICK WEST VIC 3055	\$1,500,000	25-Sep-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: 28 November 2025


**9 FERRY CRESCENT BRUNSWICK
WEST VIC 3055**

 4
  2
  2

Sold Price

\$1,600,000

Sold Date

20-Jul-25

Distance

0.73km

**63 HUNTER STREET BRUNSWICK
WEST VIC 3055**

 3
  1
  2

Sold Price

\$1,530,000

Sold Date

28-Jun-25

Distance

0.78km

**24 WALES STREET BRUNSWICK
WEST VIC 3055**

 3
  1
  2

Sold Price

\$1,500,000

Sold Date

25-Sep-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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