WALSHE & WHITELOCK
ESTABLISHED 1889

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

3/41 Davies St, Brunswick 3056

Indicative selling price

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

Single price		or range between	$600,000	&	$650,000

Median sale price

Median price	$571,000	*House		*unit	x	Suburb or locality	Brunswick
Period - From	1 Oct 2024	to	30 Sep 2025	Source	Cotality		

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2 kilometres of the property for sale in the last 6 months

Address of comparable property	Price	Date of sale
1. 4/41 Davies St Brunswick 3056	$635,000	1 Oct 2025
2. 6/48 Davies St Brunswick 3056	$675,000	6 Sep 2025
3. 1/120 Albion St Brunswick 3056	$650,000	20 Sep 2025