

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

4/17 CUMMING 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

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

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

4/49 MURRAY STREET BRUNSWICK WEST VIC 3055	\$751,000	21-May-25
4/30 IRVINE CRESCENT BRUNSWICK WEST VIC 3055	\$735,000	08-Aug-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: 06 November 2025



**4/49 MURRAY STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$751,000** Sold Date **21-May-25**

Distance **0.23km**



**4/30 IRVINE CRESCENT
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$735,000** Sold Date **08-Aug-25**

Distance **0.86km**

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

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