

## 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

8/76 HELLER 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

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2025

to

30 Apr 2026

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

4/5 ALLARD STREET BRUNSWICK WEST VIC 3055	\$360,000	30-Nov-25
8/95 DAWSON STREET BRUNSWICK VIC 3056	\$345,000	17-Dec-25
3/1 GUMBRI PLACE BRUNSWICK VIC 3056	\$377,000	27-Feb-26

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: 09 May 2026


**4/5 ALLARD STREET BRUNSWICK  
WEST VIC 3055**
 1
  1
  1

Sold Price

**\$360,000**

 Sold Date **30-Nov-25**

Distance

**0.7km**

**8/95 DAWSON STREET  
BRUNSWICK VIC 3056**
 1
  1
  1

Sold Price

**\$345,000**

 Sold Date **17-Dec-25**

Distance

**0.59km**

**3/1 GUMBRI PLACE BRUNSWICK  
VIC 3056**
 1
  1
  1

Sold Price

**\$377,000**

 Sold Date **27-Feb-26**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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