

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2025

to

31 Mar 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
3/1 GUMBRI PLACE BRUNSWICK VIC 3056	\$377,000	27-Feb-26
3/305 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$380,000	17-Jan-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: 30 April 2026


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

Sold Price

\$360,000

 Sold Date **30-Nov-25**

Distance

0.7km

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

Sold Price

\$377,000

 Sold Date **27-Feb-26**

Distance

0.83km

**3/305 BRUNSWICK ROAD
BRUNSWICK VIC 3056**
 1
  1
  1

Sold Price

\$380,000

 Sold Date **17-Jan-26**

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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