

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

4/19 MCLEAN 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

\$618,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2/1A BALFE CRESCENT BRUNSWICK WEST VIC 3055	\$617,000	24-Aug-24
6/523-525 VICTORIA STREET BRUNSWICK WEST VIC 3055	\$620,000	21-Jan-25
6/447 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055	\$614,500	24-Feb-24

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: 13 July 2025

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**2/1A BALFE CRESCENT
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$617,000** Sold Date **24-Aug-24**

Distance **1.46km**



**6/523-525 VICTORIA STREET
BRUNSWICK WEST VIC 3055**

2 1 -

Sold Price **\$620,000** Sold Date **21-Jan-25**

Distance **1.26km**



**6/447 BRUNSWICK ROAD
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$614,500** Sold Date **24-Feb-24**

Distance **2.36km**

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

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