

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

11 Hooper Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Brunswick West

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 six 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
1	4 Cadman St BRUNSWICK WEST 3055	\$1,037,000	18/07/2026
2	45 Halpin St BRUNSWICK WEST 3055	\$1,050,000	13/04/2026
3	225 Hope St BRUNSWICK WEST 3055	\$1,040,000	11/04/2026

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 six months.~~

This Statement of Information was prepared on:

11/09/2026 10:59



   side
drive
to
garage

3 1

Rooms: 5

Property Type:

Divorce/Estate/Family Transfers

Land Size: 431 sqm approx

Agent Comments

Comparable Properties



4 Cadman St BRUNSWICK WEST 3055 (REI)

Agent Comments

 3  1  1

Price: \$1,037,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)



45 Halpin St BRUNSWICK WEST 3055 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000

Method: Private Sale

Date: 13/04/2026

Property Type: House (Res)

Land Size: 532 sqm approx



225 Hope St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,040,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 488 sqm approx