

# 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

13 Bent 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)

Range between

\$730,000

&

\$775,000

### Median sale price

Median price

\$600,000

Property Type

Townhouse

Suburb

Brunswick West

Period - From

21/05/2024

to

20/05/2025

Source

Property Data

### 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	2g Murray St BRUNSWICK WEST 3055	\$750,000	03/05/2025
2			
3			

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:

21/05/2025 16:39



Julian Pegoraro  
03 93875 888  
0481 304 960

JulianPegoraro@jellisrcraig.com.au

**Indicative Selling Price**

\$730,000 - \$775,000

**Median Townhouse Price**

21/05/2024 - 20/05/2025: \$600,000



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2g Murray St BRUNSWICK WEST 3055 (REI)**

Agent Comments

2 1 1

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** Townhouse (Res)

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. There are no other comparable 2 bedroom townhouses with a garage this size and in this location.