

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

180 Hope Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Brunswick

Period - From 01/01/2026

to 31/03/2026

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	14a Murdock St BRUNSWICK 3056	\$1,367,500	02/05/2026
2	22 Minnie St BRUNSWICK 3056	\$1,460,000	23/03/2026
3	5 Flannery Ct BRUNSWICK WEST 3055	\$1,366,000	21/11/2025

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:

11/05/2026 16:13



Property Type: House

Land Size: 367 Approx. sqm approx

Agent Comments

Comparable Properties



14a Murdock St BRUNSWICK 3056 (REI)



Price: \$1,367,500

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 243 sqm approx

Agent Comments

One less bedroom but In really good condition



22 Minnie St BRUNSWICK 3056 (REI)



Price: \$1,460,000

Method: Sold Before Auction

Date: 23/03/2026

Property Type: House (Res)

Agent Comments

No off street parking or second bathroom but very central Brunswick location



5 Flannery Ct BRUNSWICK WEST 3055 (REI/VG)



Price: \$1,366,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 561 sqm approx

Agent Comments

Further West with one less bathroom but much larger block and in good condition