

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

2/21 GALTES CRESCENT 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2025

to

31 Jan 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

1/17 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$662,500	27-Nov-25
2/243 PASCOE VALE ROAD ESSENDON VIC 3040	\$750,000	21-Nov-25
4/245 PASCOE VALE ROAD ESSENDON VIC 3040	\$725,000	06-Dec-25

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: 09 February 2026



**1/17 HOPETOUN AVENUE
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$662,500** Sold Date **27-Nov-25**

Distance **0.4km**



**2/243 PASCOE VALE ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price **\$750,000** Sold Date **21-Nov-25**

Distance **0.48km**



**4/245 PASCOE VALE ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price **\$725,000** Sold Date **06-Dec-25**

Distance **0.5km**

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

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