

# 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

22 Trenoweth 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,281,250 Property Type House Suburb Brunswick West

Period - From 01/01/2025 to 31/03/2025 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	32 White St COBURG 3058	\$1,280,000	29/03/2025
2	70 Whitby St BRUNSWICK WEST 3055	\$1,350,000	15/02/2025
3	141 Melville Rd PASCOE VALE SOUTH 3044	\$1,232,000	13/02/2025

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:

29/04/2025 15:48



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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2025: \$1,281,250



3   1   2

**Property Type:**  
**Land Size:** 464 sqm approx  
**Agent Comments**

## Comparable Properties



**32 White St COBURG 3058 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 479 sqm approx



**70 Whitby St BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 487 sqm approx



**141 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,232,000  
**Method:** Auction Sale  
**Date:** 13/02/2025  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx