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	22 Trenoweth Street, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,281,250	Pro	perty 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



Property Type:

Land Size: 464 sqm approx

Agent Comments

Comparable Properties



32 White St COBURG 3058 (REI)

Price: \$1,280,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 479 sqm approx

Agent Comments



70 Whitby St BRUNSWICK WEST 3055 (REI/VG)

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Agent Comments

Agent Comments

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)

Price: \$1,232,000 Method: Auction Sale Date: 13/02/2025

Property Type: House (Res) Land Size: 524 sqm approx

Account - Jellis Craig | P: 03 9387 5888





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