

3/2 Manica Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending June 2026: \$524,000

Comparable Properties



6/445 Brunswick Road BRUNSWICK WEST 3055 (REI)
2 Bed 1 Bath 1 Car
Price: \$745,000
Method: Private Sale
Date: 13/08/2026
Property Type: Townhouse (Single)
Agent Comments: Brick double storey with single LUG.
 Updated internally



1/16 Turner Street MOONEE PONDS 3039 (REI)
2 Bed 1 Bath 2 Car
Price: \$770,000
Method: Private Sale
Date: 13/08/2026
Property Type: Unit
Agent Comments: Single level unit, fully renovated
 internally and courtyard.



3/34 Centennial Avenue BRUNSWICK WEST 3055 (REI)
2 Bed 1 Bath 1 Car
Price: \$740,000
Method: Sold Before Auction
Date: 24/06/2026
Property Type: Apartment
Agent Comments: Ground floor with large L shape
 courtyard, updated internally.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

3/2 Manica Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$524,000 Unit x Suburb Brunswick West

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales

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
6/445 Brunswick Rd BRUNSWICK WEST 3055	\$745,000	13/08/2026
1/16 Turner St MOONEE PONDS 3039	\$770,000	13/08/2026
3/34 Centennial Av BRUNSWICK WEST 3055	\$740,000	24/06/2026

This Statement of Information was prepared on:

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