

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

32 Cadman Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,486,250

Property Type House

Suburb Brunswick West

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	43 Soudan St COBURG 3058	\$1,520,000	11/04/2026
2	11 Larnoo Av BRUNSWICK WEST 3055	\$1,650,000	27/02/2026
3	28 Shamrock St BRUNSWICK WEST 3055	\$1,585,000	21/02/2026

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:

21/05/2026 17:04

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2026: \$1,486,250



4 2 2

Property Type: House

Agent Comments

Comparable Properties



43 Soudan St COBURG 3058 (REI)

5 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Agent Comments

Large renovated home, studio and garaged parking, offers extra kitchen and bathroom within 2km, Coburg postcode



11 Larnoo Av BRUNSWICK WEST 3055 (REI)

4 2 2

Price: \$1,650,000

Method: Private Sale

Date: 27/02/2026

Property Type: House

Land Size: 587 sqm approx

Agent Comments

Same accommodation, Recently renovated Californian Bungalow, closer to the CBD on a traditional shaped block



28 Shamrock St BRUNSWICK WEST 3055 (REI/VG)

3 2 -

Price: \$1,585,000

Method: Sold Before Auction

Date: 21/02/2026

Property Type: House (Res)

Land Size: 331 sqm approx

Agent Comments

Modern renovated, 3 bed 2 bath no parking. Californian Bungalow. Further south into Brunswick west, Closer to the CBD

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