

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

32a Thistle Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Brunswick

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 | 77 Davies St BRUNSWICK 3056 | \$1,385,000 | 05/04/2025 |
| 2 | 123 Davies St BRUNSWICK 3056 | \$1,460,000 | 19/03/2025 |
| 3 | 190 Hope St BRUNSWICK WEST 3055 | \$1,435,000 | 14/03/2025 |

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:

26/05/2025 15:41



 3  2  2

Rooms: 4

Property Type: House (Res)

Land Size: 229 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2025: \$1,335,000

Comparable Properties



77 Davies St BRUNSWICK 3056 (REI)

Agent Comments

 3  2  2

Price: \$1,385,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)



123 Davies St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,460,000

Method: Auction Sale

Date: 19/03/2025

Property Type: House (Res)

Land Size: 185 sqm approx



190 Hope St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,435,000

Method: Sold Before Auction

Date: 14/03/2025

Property Type: House (Res)

Land Size: 308 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788