

# 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

33 Cook 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 \$1,150,000

&

\$1,265,000

### 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	6 Turnbull Ct BRUNSWICK WEST 3055	\$1,190,000	22/05/2025
2	544 Victoria St BRUNSWICK WEST 3055	\$1,282,500	22/03/2025
3	63 Daly St BRUNSWICK WEST 3055	\$1,206,000	15/02/2025

**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:

03/06/2025 14:26



**Rooms:** 6

**Property Type:** House

**Land Size:** 442m2. sqm approx

Agent Comments

The subject property is in a good position however the comparable properties are in better condition.

## Comparable Properties



**6 Turnbull Ct BRUNSWICK WEST 3055 (REI)**

Agent Comments



**Price:** \$1,190,000

**Method:** Sold Before Auction

**Date:** 22/05/2025

**Property Type:** House (Res)



**544 Victoria St BRUNSWICK WEST 3055 (REI)**

Agent Comments



**Price:** \$1,282,500

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House

**Land Size:** 612 sqm approx



**63 Daly St BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments



**Price:** \$1,206,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

**Land Size:** 359 sqm approx