

4/16 Guthrie Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$410,000 - \$430,000

Median House Price

02/03/2025 - 01/03/2026: \$473,750

Comparable Properties



209/445 Royal Parade, Parkville 3052 (REI)

1 Bed 1 Bath 1 Car

Price: \$412,500

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment

Agent Comments: Smaller property Superior location Part of large complex Comparable property



2/193 Union Street, BRUNSWICK WEST 3055 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$425,000

Method: Private Sale

Date: 06/10/2025

Property Type: Unit

Agent Comments: Comparable size and location, comparable property



3/378 Albert Street, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$410,000

Method: Private Sale

Date: 15/09/2025

Property Type: Unit

Agent Comments: Not a villa unit Part of larger complex Inferior property

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

4/16 Guthrie Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$473,750 Unit x Suburb Brunswick West

Period - From 02/03/2025 to 01/03/2026 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
209/445 Royal Parade, PARKVILLE 3052	\$412,500	13/02/2026
2/193 Union Street, BRUNSWICK WEST 3055	\$425,000	06/10/2025
3/378 Albert Street, BRUNSWICK 3056	\$410,000	15/09/2025

This Statement of Information was prepared on:

02/03/2026 13:44