

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

4/46 HALPIN STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

8/757 PARK STREET BRUNSWICK VIC 3056	\$760,000	11-Mar-26
1B PERRETT STREET BRUNSWICK WEST VIC 3055	\$766,000	28-Jan-26
4/42 CORNWALL STREET BRUNSWICK WEST VIC 3055	\$770,000	29-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 08 April 2026



**8/757 PARK STREET BRUNSWICK
VIC 3056**

 2  1  1

Sold Price

^{RS} **\$760,000** ^{UN}

Sold Date

11-Mar-26

Distance

1.54km



**1B PERRETT STREET BRUNSWICK
WEST VIC 3055**

 2  1  1

Sold Price

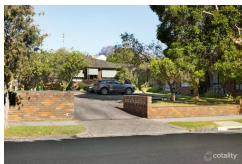
^{RS} **\$766,000**

Sold Date

28-Jan-26

Distance

1.7km



**4/42 CORNWALL STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

\$770,000

Sold Date

29-Jan-26

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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