

5/4 Irvine Crescent, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$399,000
Median House Price
 Year ending December 2025:
 \$527,500

Comparable Properties



5/104 Tinning Street, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$372,000
Method: Private Sale
Date: 09/12/2025
Property Type: Villa
Agent Comments: One bedroom ground floor accommodation with courtyard space



9/9 Austin Terrace, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$355,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment
Agent Comments: Top floor unit with north facing bedroom



4/5 Allard Street, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$360,000
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment
Agent Comments: Older style block, one bedroom accommodation; freshly presented

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

5/4 Irvine Crescent, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$527,500

Unit

x

Suburb

Brunswick West

Period - From

01/01/2025

to

31/12/2025

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
5/104 Tinning Street, BRUNSWICK 3056	\$372,000	09/12/2025
9/9 Austin Terrace, BRUNSWICK 3056	\$355,000	02/12/2025
4/5 Allard Street, BRUNSWICK WEST 3055	\$360,000	27/11/2025

This Statement of Information was prepared on:

10/02/2026 14:34