

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

6/11 Mincha Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$482,500 Property Type Unit Suburb Brunswick West

Period - From 01/04/2025 to 31/03/2026 Source Property Data

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	14/441 Brunswick Rd BRUNSWICK WEST 3055	\$330,000	28/01/2026
2	4/11 Mincha St BRUNSWICK WEST 3055	\$325,000	11/10/2025
3	7/465 Brunswick Rd BRUNSWICK WEST 3055	\$302,500	10/02/2026

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:

01/04/2026 15:05



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
01/04/2025 - 31/03/2026: \$482,500

Comparable Properties



14/441 Brunswick Rd BRUNSWICK WEST 3055 (REI) **Agent Comments**

1 1 1

Price: \$330,000
Method: Private Sale
Date: 28/01/2026
Property Type: Apartment



4/11 Mincha St BRUNSWICK WEST 3055 (REI/VG) **Agent Comments**

1 1 1

Price: \$325,000
Method: Private Sale
Date: 11/10/2025
Property Type: Apartment



7/465 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG) **Agent Comments**

1 1 1

Price: \$302,500
Method: Private Sale
Date: 10/02/2026
Property Type: Flat