

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

8/87 Heller Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2026 to 30/06/2026 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	5/881 Park St BRUNSWICK WEST 3055	\$320,000	02/07/2026
2	17/3 Allard St BRUNSWICK WEST 3055	\$290,000	13/06/2026
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:

10/08/2026 10:39



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Property Type: Unit

Agent Comments

Comparable Properties



5/881 Park St BRUNSWICK WEST 3055 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 02/07/2026

Property Type: Apartment



17/3 Allard St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1 1 1

Price: \$290,000

Method: Private Sale

Date: 13/06/2026

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