

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

9/258 Hope Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$547,433 Property Type Unit Suburb Brunswick West

Period - From 01/04/2025 to 31/03/2026 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	7/101 Melville Rd BRUNSWICK WEST 3055	\$625,000	26/05/2026
2	10/423 Brunswick Rd BRUNSWICK WEST 3055	\$600,000	21/05/2026
3	1/13 Peacock St BRUNSWICK WEST 3055	\$586,000	08/04/2026

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:

04/06/2026 16:56

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending March 2026: \$547,433



2 1 1

Property Type: Strata Unit/Flat**Agent Comments**

2 Bedroom, 1 bathroom, 1 car space unit located on the first floor with small balcony. The property is secured behind an electric gate and is a neatly presented red brick building built in 1975. Located 1 min walk to Melville Rd trams with easy access to city.

Comparable Properties

7/101 Melville Rd BRUNSWICK WEST 3055 (REI)

2 1 1

Price: \$625,000**Method:****Date:** 26/05/2026**Property Type:** Apartment**Agent Comments**

Old style building built in 1970, internal size 70sqm, 1/7 apartments in complex, almost identical layout, also situated on first floor, kitchen slightly larger, balcony slightly larger, right around the corner on Melville Road

**10/423 Brunswick Rd BRUNSWICK WEST 3055 (REI)**

2 1 1

Price: \$600,000**Method:** Private Sale**Date:** 21/05/2026**Property Type:** Apartment**Agent Comments**

Older style building built in 1970, internal size 66 sqm, 1/12 apartments in complex, located near Grantham Street, neat updated apartment, also on first floor, located behind secure gates, NO balcony, carpeted bedrooms, slightly bigger kitchen & Island bench, similar layout

**1/13 Peacock St BRUNSWICK WEST 3055 (REI)**

2 1 1

Price: \$586,000**Method:** Sold Before Auction**Date:** 08/04/2026**Property Type:** Apartment**Agent Comments**

Older style building built in 1970, larger internal size 76 sqm, 1/10 apartments in complex, located close to Albion st, neat updated apartment, on ground floor, behind secure gates, NO balcony, carpeted bedrooms, larger kitchen and same layout

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