

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

208/9 Duggan Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

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

Period - From 13/04/2025 to 12/04/2026 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	G2/9 Duggan St BRUNSWICK WEST 3055	\$395,000	20/02/2026
2	303/333 Ascot Vale Rd MOONEE PONDS 3039	\$395,000	23/01/2026
3	110/4-8 Breese St BRUNSWICK 3056	\$400,000	28/11/2025

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:

13/04/2026 09:36



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

13/04/2025 - 12/04/2026: \$547,433

Comparable Properties



G2/9 Duggan St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment



303/333 Ascot Vale Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment



110/4-8 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 28/11/2025

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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