

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

g2/9 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

&

\$390,000

Median sale price

Median price

\$454,000

Property Type

Unit

Suburb

Brunswick West

Period - From

09/02/2025

to

08/02/2026

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 | 110/4-8 Breese St BRUNSWICK 3056 | \$400,000 | 28/11/2025 |
| 2 | 610/5 Olive York Way BRUNSWICK WEST 3055 | \$395,000 | 07/11/2025 |
| 3 | 2/55 Heller St BRUNSWICK WEST 3055 | \$392,500 | 16/09/2025 |

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:

09/02/2026 13:31



1
 1
 1

Property Type: Apartment/Unit
Land Size: 50 SQM sqm approx
 Agent Comments

Indicative Selling Price
 \$370,000 - \$390,000
Median Unit Price
 09/02/2025 - 08/02/2026: \$454,000

Comparable Properties



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

Agent Comments

1
 1
 1

Price: \$400,000
Method: Private Sale
Date: 28/11/2025
Property Type: Unit



610/5 Olive York Way BRUNSWICK WEST 3055 (REI/VG) Agent Comments

1
 1
 1

Price: \$395,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment



2/55 Heller St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1
 1
 1

Price: \$392,500
Method: Private Sale
Date: 16/09/2025
Property Type: Apartment

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