

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



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)



Price: \$400,000

Method: Private Sale

Date: 28/11/2025

Property Type: Unit

Agent Comments



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



Price: \$395,000

Method: Private Sale

Date: 07/11/2025

Property Type: Apartment



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



Price: \$392,500

Method: Private Sale

Date: 16/09/2025

Property Type: Apartment

Agent Comments

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