

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

11/44-46 PASSFIELD STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/48 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$540,000	04-Sep-25
2/380-382 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055	\$485,000	05-Aug-25
5/13 WALKER STREET BRUNSWICK WEST VIC 3055	\$480,000	22-May-25

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 6 months.~~

This Statement of Information was prepared on: 15 October 2025


**2/48 PASSFIELD STREET
BRUNSWICK WEST VIC 3055**

 2
  1
  1

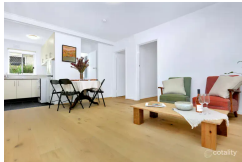
Sold Price

^{RS}
\$540,000

Sold Date

04-Sep-25

Distance

0.03km

**2/380-382 BRUNSWICK ROAD
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price

^{RS}
\$485,000

Sold Date

05-Aug-25

Distance

1.16km

**5/13 WALKER STREET
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price

\$480,000

Sold Date

22-May-25

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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