

# 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

17/33 Mclean Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$588,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2025 to 31/12/2025 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 | 4/73 Westgate St PASCOE VALE SOUTH 3044 | \$705,000 | 16/12/2025   |
| 2 | 12/81-85 Wilson St MOONEE PONDS 3039    | \$650,000 | 11/12/2025   |
| 3 | 3/22 Irvine Cr BRUNSWICK WEST 3055      | \$710,000 | 04/12/2025   |

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:

27/01/2026 14:46



 2   
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  1

**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

December quarter 2025: \$588,000

## Comparable Properties



**4/73 Westgate St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments

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**Price:** \$705,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 142 sqm approx



**12/81-85 Wilson St MOONEE PONDS 3039 (REI)**

Agent Comments

 2   
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**Price:** \$650,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** Townhouse (Res)



**3/22 Irvine Cr BRUNSWICK WEST 3055 (REI)**

Agent Comments

 2   
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**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 04/12/2025

**Property Type:** Townhouse (Res)

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811