

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

21A Mclean Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$785,000 & \$850,000

Median sale price

Median price \$1,344,000 Property Type House Suburb Brunswick West

Period - From 17/06/2025 to 16/06/2026 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	3/42 Cumming St BRUNSWICK WEST 3055	\$785,000	13/02/2026
2	1/428 Brunswick Rd BRUNSWICK WEST 3055	\$861,000	04/02/2026
3	7/1 Melville Rd BRUNSWICK WEST 3055	\$835,000	18/12/2025

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:

17/06/2026 13:02



Property Type: Strata Unit/Flat

Land Size: 929 sqm approx

Agent Comments

Indicative Selling Price

\$785,000 - \$850,000

Median House Price

17/06/2025 - 16/06/2026: \$1,344,000

Comparable Properties



3/42 Cumming St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$785,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: Townhouse (Res)

1/428 Brunswick Rd BRUNSWICK WEST 3055 (VG)

Agent Comments



Price: \$861,000

Method: Sale

Date: 04/02/2026

Property Type: Flat/Unit/Apartment (Res)



7/1 Melville Rd BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 18/12/2025

Property Type: Townhouse (Single)

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