

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

8 Hall Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Brunswick

Period - From 01/07/2025 to 30/09/2025 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	10 Burnell St BRUNSWICK WEST 3055	\$1,100,000	11/10/2025
2	17 Wallace St BRUNSWICK WEST 3055	\$1,081,000	02/07/2025
3	58 Thistle St BRUNSWICK 3056	\$1,010,000	24/05/2025

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:

13/11/2025 15:12



Property Type: House

Agent Comments

Comparable Properties



10 Burnell St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 316 sqm approx



17 Wallace St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,081,000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: House (Res)

Land Size: 330 sqm approx



58 Thistle St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 332 sqm approx