

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

129 Whitby Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Brunswick West

Period - From 22/08/2024

to

21/08/2025

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	19/74 Tinning St BRUNSWICK 3056	\$1,350,000	09/08/2025
2	61 Bent St MOONEE PONDS 3039	\$1,350,000	30/04/2025
3	34a Myrnong Cr ASCOT VALE 3032	\$1,400,000	22/02/2025

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:

22/08/2025 15:28

129 Whitby Street, Brunswick West Vic 3055



 3  

Rooms: 5
Property Type: House (Res)
Land Size: 493 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
22/08/2024 - 21/08/2025: \$1,300,000

Comparable Properties



19/74 Tinning St BRUNSWICK 3056 (REI)

Agent Comments

 3  3  1

Price: \$1,350,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)



61 Bent St MOONEE PONDS 3039 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 30/04/2025
Property Type: Townhouse (Res)



34a Myrnong Cr ASCOT VALE 3032 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,400,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)
Land Size: 205 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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