

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

4/46 HALPIN 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2025

to

30 Jun 2026

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

3/34 CENTENNIAL AVENUE BRUNSWICK WEST VIC 3055	\$740,000	24-Jun-26
5/37 FARNHAM STREET FLEMINGTON VIC 3031	\$762,000	01-May-26
4/430 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055	\$799,000	22-May-26

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: 09 July 2026



**3/34 CENTENNIAL AVENUE
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

^{RS} **\$740,000**

Sold Date

24-Jun-26

Distance

0.62km



**5/37 FARNHAM STREET
FLEMINGTON VIC 3031**

 2  1  1

Sold Price

\$762,000

Sold Date

01-May-26

Distance

1.96km



**4/430 BRUNSWICK ROAD
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

^{RS} **\$799,000** ^{UN}

Sold Date

22-May-26

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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