

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

11 LARNOO AVENUE 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

\$1,719,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Brunswick West

Period-from

01 Dec 2024

to

30 Nov 2025

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

20 FOURTH AVENUE BRUNSWICK VIC 3056	\$1,630,000	04-Jul-25
9 FERRY CRESCENT BRUNSWICK WEST VIC 3055	\$1,600,000	20-Jul-25

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: 15 December 2025

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**20 FOURTH AVENUE BRUNSWICK
VIC 3056**

 3  1  3

Sold Price

\$1,630,000

Sold Date

04-Jul-25

Distance

1.09km



**9 FERRY CRESCENT BRUNSWICK
WEST VIC 3055**

 4  2  2

Sold Price

\$1,600,000

Sold Date

20-Jul-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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