

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

45/2 CENTENNIAL 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2025

to

30 Apr 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

11/466-468 ALBION STREET BRUNSWICK WEST VIC 3055	\$671,000	15-May-26
8/7 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$637,500	09-May-26
7/101 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$625,000	-

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: 27 May 2026



**11/466-468 ALBION STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

^{RS}

\$671,000

Sold Date **15-May-26**

Distance **1.74km**



**8/7 PASSFIELD STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

^{RS}

\$637,500

Sold Date **09-May-26**

Distance **0.85km**



**7/101 MELVILLE ROAD
BRUNSWICK WEST VIC 3055**

 2  1  -

Sold Price

\$625,000

Sold Date **-**

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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