

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

107/80 Dawson Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$1,327,500

Property Type

House

Suburb

Brunswick

Period - From

01/10/2024

to

31/12/2024

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	11/170 Albion St BRUNSWICK 3056	\$640,000	28/11/2024
2	3/180 Union St BRUNSWICK WEST 3055	\$610,000	29/10/2024
3	102/1-31 Lux Way BRUNSWICK 3056	\$625,000	28/10/2024

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:

05/03/2025 09:12

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2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$599,000

Median House Price

December quarter 2024: \$1,327,500

Comparable Properties

**11/170 Albion St BRUNSWICK 3056 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$640,000**Method:** Sold Before Auction**Date:** 28/11/2024**Property Type:** Unit**3/180 Union St BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

2
 1
 2

Price: \$610,000**Method:** Private Sale**Date:** 29/10/2024**Property Type:** Apartment**102/1-31 Lux Way BRUNSWICK 3056 (REI)**

Agent Comments

2
 2
 1

Price: \$625,000**Method:** Private Sale**Date:** 28/10/2024**Property Type:** Apartment