

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

7/174 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Brunswick

Period - From 11/02/2024 to 10/02/2025 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	1/1 Mitchell St BRUNSWICK 3056	\$442,500	12/12/2024
2	6/117 Victoria St BRUNSWICK EAST 3057	\$503,000	28/11/2024
3	25/174-176 Victoria St BRUNSWICK 3056	\$525,000	25/09/2024

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:

11/02/2025 10:16

7/174 Victoria Street, Brunswick Vic 3056



Property Type:
Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

11/02/2024 - 10/02/2025: \$550,000

Comparable Properties



1/1 Mitchell St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$442,500
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment



6/117 Victoria St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$503,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment



25/174-176 Victoria St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 25/09/2024
Property Type: Unit

Account - Geoff Nixon RE | P: 03 9528 4422



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