

## 1/825 Park Street, Brunswick Vic 3056



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$720,000 - \$770,000  
**Median House Price**  
 Year ending September 2024:  
 \$590,000

## Comparable Properties



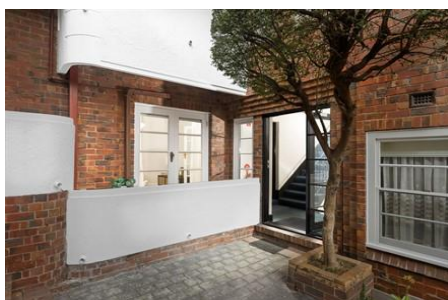
### 7/867 Rathdowne Street, Carlton North 3054 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 21/09/2024  
**Property Type:** Unit  
**Agent Comments:** Apartment of similar size in block of similar age



### 3/92 The Avenue, Parkville 3052 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$742,000  
**Method:** Sold Before Auction  
**Date:** 30/08/2024  
**Property Type:** Apartment  
**Agent Comments:** Older apartment in larger block; no outdoor area.



### 2/8 St Georges Grove, Parkville 3052 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$765,000  
**Method:** Sold Before Auction  
**Date:** 29/08/2024  
**Property Type:** Apartment  
**Agent Comments:** Refurbished older style apartment; no outdoor area.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1/825 Park Street, Brunswick Vic 3056
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$720,000
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 & 

\$770,000
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#### Median sale price

Median price 

\$590,000
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 Unit 

x
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 Suburb 

Brunswick
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Period - From 

01/10/2023
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 to 

30/09/2024
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 Source 

REIV
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#### Comparable property sales

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
7/867 Rathdowne Street, CARLTON NORTH 3054	\$750,000	21/09/2024
3/92 The Avenue, PARKVILLE 3052	\$742,000	30/08/2024
2/8 St Georges Grove, PARKVILLE 3052	\$765,000	29/08/2024

This Statement of Information was prepared on:

21/10/2024 09:37
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