

## 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

1/2 POTTERY COURT BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$459,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2025

to

31 Dec 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

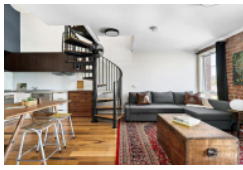
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 21/1 POTTERY COURT BRUNSWICK VIC 3056 | \$377,000 | 19-May-25 |
| 23/1 POTTERY COURT BRUNSWICK VIC 3056 | \$380,000 | 14-Sep-24 |
| 4/2 POTTERY COURT BRUNSWICK VIC 3056  | \$385,000 | 05-Apr-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: 26 January 2026



**21/1 POTTERY COURT BRUNSWICK VIC 3056** Sold Price **\$377,000** Sold Date **19-May-25**

 1  1  1 Distance **0km**



**23/1 POTTERY COURT BRUNSWICK VIC 3056** Sold Price **\$380,000** Sold Date **14-Sep-24**

 1  1  1 Distance **0km**



**4/2 POTTERY COURT BRUNSWICK VIC 3056** Sold Price **\$385,000** Sold Date **05-Apr-25**

 1  1  1 Distance **0km**



**13/2 POTTERY COURT BRUNSWICK VIC 3056** Sold Price **\$530,000** Sold Date **24-Sep-24**

 1  1  1 Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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