

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

107/1 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057

Indicative selling price

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

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

409/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$420,000	29-Mar-25
111/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$436,000	28-May-25
413/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$435,000	04-Mar-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: 06 June 2025



**409/15 BRUNSWICK ROAD
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$420,000** Sold Date **29-Mar-25**

Distance **0.06km**



**111/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price ^{RS} **\$436,000** Sold Date **28-May-25**

Distance **0.13km**



**413/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$435,000** Sold Date **04-Mar-25**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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