

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

2/174 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$487,500

Median sale price

Median price

\$634,500

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2025

to

30/09/2025

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	B305/460 Victoria St BRUNSWICK 3056	\$467,500	15/10/2025
2	A306/460 Victoria St BRUNSWICK 3056	\$495,000	06/08/2025
3	7/174-176 Victoria St BRUNSWICK 3056	\$475,000	20/03/2025

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:

05/11/2025 13:21



Property Type:
Agent Comments

Indicative Selling Price
\$487,500
Median Unit Price
September quarter 2025: \$634,500

Comparable Properties



B305/460 Victoria St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$467,500
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment



A306/460 Victoria St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment



7/174-176 Victoria St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment