

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

213/496 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2024 to 31/03/2025 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	1321/176 Edward St BRUNSWICK EAST 3057	\$558,888	08/03/2025
2	215/8 Lygon St BRUNSWICK EAST 3057	\$590,000	23/01/2025
3	8/496 Brunswick St FITZROY NORTH 3068	\$578,000	09/01/2025

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:

22/04/2025 12:51



 2
  1
  1

Property Type: Apartment

Agent Comments

Year Built: 2014 Council Rate: \$1,164 PA. Body Corp fees: approx. \$4,730 PA.

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending March 2025: \$710,000

Comparable Properties



1321/176 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2
  1
  1

Price: \$558,888

Method: Private Sale

Date: 08/03/2025

Property Type: Apartment

215/8 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

 2
  -
  -

Price: \$590,000

Method: Sale

Date: 23/01/2025

Property Type: Flat/Unit/Apartment (Res)



8/496 Brunswick St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$578,000

Method: Private Sale

Date: 09/01/2025

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707