

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

3/305 BRUNSWICK ROAD BRUNSWICK VIC 3056

Indicative selling price

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

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2024

to

30 Nov 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

4/6 TRINITY STREET BRUNSWICK VIC 3056	\$385,000	29-Jul-25
148 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$380,000	04-Dec-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: 24 December 2025


**4/6 TRINITY STREET BRUNSWICK
VIC 3056**

 1
  1
  1

Sold Price

\$385,000

Sold Date

29-Jul-25

Distance

0.38km

**148 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price

^{RS} **\$380,000**

Sold Date

04-Dec-25

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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