

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

3/41 Davies St, Brunswick 3056

Indicative selling price

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

Single price or range between \$600,000 & \$650,000

Median sale price

Median price \$571,000 *House *unit x Suburb or locality Brunswick
Period - From 1 Oct 2024 to 30 Sep 2025 Source Cotality

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2 kilometres of the property for sale in the last 6 months

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-----------|--------------|
| 1. 4/41 Davies St Brunswick 3056 | \$635,000 | 1 Oct 2025 |
| 2. 6/48 Davies St Brunswick 3056 | \$675,000 | 6 Sep 2025 |
| 3. 1/120 Albion St Brunswick 3056 | \$650,000 | 20 Sep 2025 |