

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

307/800 SYDNEY 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

or range
between

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,750

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2024

to

31 Mar 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

8/337-341 SYDNEY ROAD BRUNSWICK VIC 3056	\$605,000	10-Nov-24
5/6 POTTERY COURT BRUNSWICK VIC 3056	\$605,000	14-Mar-25
3/133 GLENLYON ROAD BRUNSWICK VIC 3056	\$602,500	28-Nov-24

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: 02 April 2025



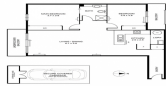
**8/337-341 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$605,000** Sold Date **10-Nov-24**

Distance **1.27km**

5/6 POTTERY COURT, BRUNSWICK



**5/6 POTTERY COURT BRUNSWICK
VIC 3056**

 2  1  1

Sold Price ^{RS} **\$605,000** Sold Date **14-Mar-25**

Distance **1.59km**



**3/133 GLENLYON ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$602,500** Sold Date **28-Nov-24**

Distance **1.63km**

RS = Recent sale **UN** = Undisclosed Sale

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