

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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2024

to

31 May 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

5/27 HOPE STREET BRUNSWICK VIC 3056	\$607,400	21-Dec-24
5/6 POTTERY COURT BRUNSWICK VIC 3056	\$605,000	14-Mar-25
104/108-124 UNION STREET BRUNSWICK VIC 3056	\$600,000	24-Apr-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: 05 June 2025



5/27 HOPE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price

\$607,400

Sold Date

21-Dec-24

Distance

0.76km



5/6 POTTERY COURT BRUNSWICK VIC 3056

2 1 1

Sold Price

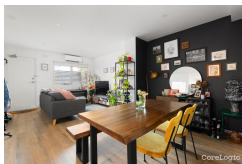
\$605,000

Sold Date

14-Mar-25

Distance

1.59km



104/108-124 UNION STREET BRUNSWICK VIC 3056

2 1 1

Sold Price

\$600,000

Sold Date

24-Apr-25

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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