

## 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

4/14-16 WARBURTON STREET BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2024

to

31 Jul 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 7/160 EDWARD STREET BRUNSWICK VIC 3056  | \$925,000   | 15-Jul-25 |
| 15 BANK STREET BRUNSWICK VIC 3056       | \$1,170,000 | 12-Jul-25 |
| 14/117 ALBION STREET BRUNSWICK VIC 3056 | \$1,053,000 | 05-Jun-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: 28 August 2025



## 7/160 EDWARD STREET BRUNSWICK VIC 3056

2 2 1

Sold Price

<sup>RS</sup> **\$925,000**

Sold Date

**15-Jul-25**

Distance

**0.17km**



## 15 BANK STREET BRUNSWICK VIC 3056

2 2 1

Sold Price

<sup>RS</sup> **\$1,170,000**

Sold Date

**12-Jul-25**

Distance

**0.36km**



## 14/117 ALBION STREET BRUNSWICK VIC 3056

3 1 2

Sold Price

**\$1,053,000**

Sold Date

**05-Jun-25**

Distance

**1.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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