

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

406/3-5 Union Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$465,000

&

\$500,000

Median sale price

Median price

\$578,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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 six 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
1	430/22 Barkly St BRUNSWICK EAST 3057	\$480,000	13/03/2025
2	408/466 Lygon St BRUNSWICK EAST 3057	\$485,000	14/02/2025
3	107/17 Union St BRUNSWICK 3056	\$500,000	12/11/2024

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 six months.~~

This Statement of Information was prepared on:

15/04/2025 14:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$465,000 - \$500,000
Median Unit Price
March quarter 2025: \$578,000

Comparable Properties



430/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment



408/466 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 14/02/2025
Property Type: Apartment



107/17 Union St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 12/11/2024
Property Type: Apartment