

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

408/10-14 HOPE STREET 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 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

202/10-14 HOPE STREET BRUNSWICK VIC 3056	\$395,000	30-Apr-25
406/4 BREESE STREET BRUNSWICK VIC 3056	\$390,000	16-Jul-25
312/33-35 BREESE STREET BRUNSWICK VIC 3056	\$397,000	07-Oct-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: 29 October 2025



202/10-14 HOPE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **\$395,000** Sold Date **30-Apr-25**

Distance **0km**

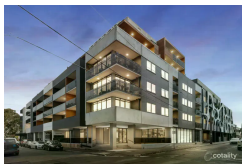


406/4 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **\$390,000** Sold Date **16-Jul-25**

Distance **0.04km**



312/33-35 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price ^{RS} **\$397,000** Sold Date **07-Oct-25**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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