

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

424/2 Village Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$460,000

&

\$490,000

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/07/2025

to

30/09/2025

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	333/21 Village Av BRUNSWICK EAST 3057	\$482,500	02/08/2025
2	311/15 Brunswick Rd BRUNSWICK EAST 3057	\$462,500	01/07/2025
3	110/9 Village Av BRUNSWICK EAST 3057	\$515,000	10/06/2025

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:

06/10/2025 12:32

Joseph Falso

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1
 1
 1

Property Type: unit

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

September quarter 2025: \$565,000

Comparable Properties

333/21 Village Av BRUNSWICK EAST 3057 (VG)

Agent Comments

1
 -
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Price: \$482,500

Method: Sale

Date: 02/08/2025

Property Type: Flat/Unit/Apartment (Res)



311/15 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

1
 1
 1

Price: \$462,500

Method: Private Sale

Date: 01/07/2025

Property Type: Apartment



110/9 Village Av BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

1
 1
 1

Price: \$515,000

Method: Private Sale

Date: 10/06/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699