

## 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

5/104 TINNING STREET BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$400,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 11/35 STALEY STREET BRUNSWICK VIC 3056     | \$327,000 | 08-Oct-25 |
| 2/6 DALGETY STREET BRUNSWICK WEST VIC 3055 | \$363,000 | 11-Apr-25 |
| 4/6 TRINITY STREET BRUNSWICK VIC 3056      | \$385,000 | 29-Jul-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: 10 October 2025



**11/35 STALEY STREET BRUNSWICK VIC 3056** Sold Price <sup>RS</sup> **\$327,000** Sold Date **08-Oct-25**  
 Distance **1km**

1 1 1



**2/6 DALGETY STREET BRUNSWICK WEST VIC 3055** Sold Price **\$363,000** Sold Date **11-Apr-25**  
 Distance **1.26km**

1 1 1



**4/6 TRINITY STREET BRUNSWICK VIC 3056** Sold Price **\$385,000** Sold Date **29-Jul-25**  
 Distance **1.64km**

1 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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