

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

5/49 DE CARLE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2024

to

30 Nov 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

117/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$660,000	14-Jun-25
2/210 ALBION STREET BRUNSWICK VIC 3056	\$640,000	12-Jul-25
303/2-6 DUCKETT STREET BRUNSWICK VIC 3056	\$599,000	06-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: 02 December 2025

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**117/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$660,000

Sold Date

14-Jun-25

Distance

0.1km



**2/210 ALBION STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$640,000

Sold Date

12-Jul-25

Distance

0.3km



**303/2-6 DUCKETT STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$599,000

Sold Date

06-Oct-25

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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