

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

503/611 SYDNEY ROAD 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Brunswick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

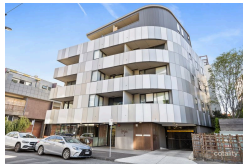
Date of sale

113/26 BREESE STREET BRUNSWICK VIC 3056	\$370,000	26-Apr-25
703/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$363,230	12-Mar-25
911/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$370,000	21-May-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: 18 July 2025



**113/26 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$370,000** Sold Date **26-Apr-25**

Distance **0.05km**



**703/601 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$363,230** Sold Date **12-Mar-25**

Distance **0.05km**



**911/601 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$370,000** Sold Date **21-May-25**

Distance **0.05km**



**204/26 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$330,000** Sold Date **11-Feb-25**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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