

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

506/10-14 Hope Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$612,750

Property Type Unit

Suburb Brunswick

Period - From 01/04/2025

to 30/06/2025

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	114/800 Sydney Rd BRUNSWICK 3056	\$635,000	02/09/2025
2	6112/172 Edward St BRUNSWICK EAST 3057	\$580,000	20/08/2025
3	210/8 Lygon St BRUNSWICK EAST 3057	\$600,000	25/06/2025

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:

15/09/2025 13:55



Property Type:
Agent Comments

Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
June quarter 2025: \$612,750

Comparable Properties



114/800 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 02/09/2025
Property Type: Apartment



6112/172 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment



210/8 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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