

# 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

6/174-176 Victoria Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$449,500

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/10/2024

to

31/12/2024

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	6/117 Victoria St BRUNSWICK EAST 3057	\$503,000	28/11/2024
2	211/288 Albert St BRUNSWICK 3056	\$470,000	27/11/2024
3	11/68 De Carle St BRUNSWICK 3056	\$495,000	23/11/2024

**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:

31/03/2025 10:43

6/174-176 Victoria Street, Brunswick Vic 3056



Property Type:  
Agent Comments

Indicative Selling Price  
\$449,500  
Median Unit Price  
December quarter 2024: \$625,000

## Comparable Properties



6/117 Victoria St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$503,000  
Method: Private Sale  
Date: 28/11/2024  
Property Type: Apartment



211/288 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$470,000  
Method: Private Sale  
Date: 27/11/2024  
Property Type: Apartment



11/68 De Carle St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$495,000  
Method: Private Sale  
Date: 23/11/2024  
Property Type: Apartment

Account - Geoff Nixon RE | P: 03 9528 4422



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