

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

604/300 VICTORIA 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

\$525,000

&

\$577,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Sep 2024

to

31 Aug 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

8/337-341 SYDNEY ROAD BRUNSWICK VIC 3056	\$605,000	10-Nov-24
48/337-341 SYDNEY ROAD BRUNSWICK VIC 3056	\$570,000	02-Aug-24
115/8-38 PERCY STREET BRUNSWICK VIC 3056	\$565,000	30-Jun-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 September 2025

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**8/337-341 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$605,000** Sold Date **10-Nov-24**

Distance **0.3km**



**48/337-341 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$570,000** Sold Date **02-Aug-24**

Distance **0.3km**



**115/8-38 PERCY STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$565,000** Sold Date **30-Jun-25**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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