

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

613/601 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

or range
between

\$345,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2024

to

31 May 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

713/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$347,500	20-Dec-24
911/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$370,000	02-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: 19 June 2025



**713/601 SYDNEY ROAD
BRUNSWICK VIC 3056**

 1  1  1

Sold Price

\$347,500

Sold Date **20-Dec-24**

Distance

0km



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

 1  1  1

Sold Price

^{RS} **\$370,000**

Sold Date **02-Jun-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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