

## 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

911/601 SYDNEY ROAD BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2024

to

31 Mar 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

501/4 BREESE STREET BRUNSWICK VIC 3056

\$385,000

14-Mar-25

307/812 SYDNEY ROAD BRUNSWICK VIC 3056

\$370,000

07-Jan-25

322/288 ALBERT STREET BRUNSWICK VIC 3056

\$375,000

13-Feb-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: 11 April 2025



**501/4 BREESE STREET  
BRUNSWICK VIC 3056**

1 1 1

Sold Price <sup>RS</sup> **\$385,000** Sold Date **14-Mar-25**

Distance **0.07km**



**307/812 SYDNEY ROAD  
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$370,000** Sold Date **07-Jan-25**

Distance **0.59km**



**322/288 ALBERT STREET  
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$375,000** Sold Date **13-Feb-25**

Distance **0.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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