

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

c209/460 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$460,000 & \$495,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2024 to 30/09/2025 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	A306/460 Victoria St BRUNSWICK 3056	\$495,000	06/08/2025
2	303/330 Lygon St BRUNSWICK EAST 3057	\$470,000	05/06/2025
3	305/304-310 Lygon St BRUNSWICK EAST 3057	\$550,000	16/05/2025

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:

20/10/2025 09:31

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$495,000
Median Unit Price
Year ending September 2025: \$610,000

Comparable Properties



A306/460 Victoria St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment



303/330 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

2 - -

Price: \$470,000
Method: Sale
Date: 05/06/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



305/304-310 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 16/05/2025
Property Type: Apartment