Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$610,000	Pro	perty Type	Jnit		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

7,01	aress of comparable property	1 1100	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



Date of sale

WHITEFOX

Nick Eres 0498 032 998 nick@whitefoxrealestate.com.au





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

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

Property Type: Apartment



303/330 Lygon St BRUNSWICK EAST 3057 (VG)

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Agent Comments

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

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

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699





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