

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

D206/460 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 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

5/101 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$591,000	15-May-25
115/8-38 PERCY STREET BRUNSWICK VIC 3056	\$565,000	30-Jun-25
14/16-18 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$600,000	15-Aug-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: 17 October 2025



**5/101 MELVILLE ROAD
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$591,000** Sold Date **15-May-25**

Distance **0.76km**



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

2 1 1

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

Distance **0.78km**



**14/16-18 PASSFIELD STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$600,000** Sold Date **15-Aug-25**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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