

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the area, creating a serene and private outdoor space.

RayWhite.

Statement of information

202/185 UNION STREET, BRUNSWICK WEST, VIC 3055
PREPARED BY TRISH DI VITO, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

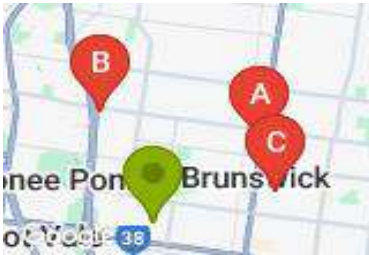
**202/185 UNION STREET, BRUNSWICK**

1 1 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$410,000**

Provided by: Trish Di Vito , Ray White Brunswick

MEDIAN SALE PRICE

**BRUNSWICK WEST, VIC, 3055**

Suburb Median Sale Price (Unit)

\$472,500

01 July 2024 to 30 June 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

**304/623 SYDNEY RD, BRUNSWICK, VIC 3056**

1 1 1

Sale Price****\$416,000**

Sale Date: 20/05/2025

Distance from Property: 1.8km

**511/3 OLIVE YORK WAY, BRUNSWICK WEST,**

1 1 1

Sale Price**\$400,000**

Sale Date: 14/05/2025

Distance from Property: 1.7km

**110/201 ALBERT ST, BRUNSWICK, VIC 3056**

1 1 1

Sale Price**\$416,000**

Sale Date: 12/05/2025

Distance from Property: 1.7km



This report has been compiled on 14/07/2025 by Ray White Brunswick. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

202/185 UNION STREET, BRUNSWICK WEST, VIC 3055

Indicative selling price

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

Single Price:

\$410,000

Median sale price

Median price

\$472,500

Property type

Unit

Suburb

BRUNSWICK WEST

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

304/623 SYDNEY RD, BRUNSWICK, VIC 3056	**\$416,000	20/05/2025
511/3 OLIVE YORK WAY, BRUNSWICK WEST, VIC 3055	\$400,000	14/05/2025
110/201 ALBERT ST, BRUNSWICK, VIC 3056	\$416,000	12/05/2025

This Statement of Information was prepared on:

14/07/2025