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

207/54-84 Percy Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$600,000		&		\$660,000				
Median sale p	rice								
Median price	\$587,500	Pro	operty Type	Unit			Suburb	Brunswick	
Period - From	25/07/2024	to	24/07/2025		So	urce	Property	y Data	

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.

Ad	dress of comparable property	Price	Date of sale
1	210/8 Lygon St BRUNSWICK EAST 3057	\$600,000	25/06/2025
2	202/1-31 Lux Way BRUNSWICK 3056	\$660,000	01/05/2025
3	211/270 Lygon St BRUNSWICK EAST 3057	\$645,000	15/03/2025

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:

25/07/2025 11:57





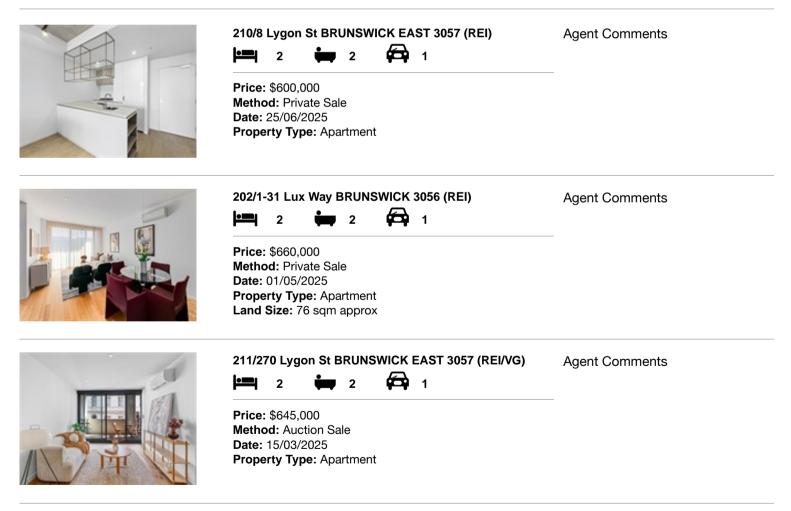




Property Type: Apartment/Unit Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 25/07/2024 - 24/07/2025: \$587,500

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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