

## 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

1/99 BRICKWORKS DRIVE BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 24/99 BRICKWORKS DRIVE BRUNSWICK VIC 3056 | \$625,000 | 04-Feb-25 |
| 39/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056 | \$580,000 | 04-Oct-24 |
| 11/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056 | \$550,000 | 24-Nov-23 |

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: 16 July 2025



**24/99 BRICKWORKS DRIVE  
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$625,000** Sold Date **04-Feb-25**

Distance **0km**



**39/97 BRICKWORKS DRIVE  
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$580,000** Sold Date **04-Oct-24**

Distance **0.08km**



**11/97 BRICKWORKS DRIVE  
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$550,000** Sold Date **24-Nov-23**

Distance **0.08km**

**RS** = Recent sale **UN** = Undisclosed Sale

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