

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

405/4 Ballarat Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$855,000

Median sale price

Median price

\$578,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2025

to

31/03/2025

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	Price	Date of sale
1	404/12 Duckett St BRUNSWICK 3056	\$875,000	23/04/2025
2	702/216 Albion St BRUNSWICK 3056	\$830,000	08/03/2025
3	515/11 Ilhan La BRUNSWICK 3056	\$861,000	13/02/2025

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:

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Indicative Selling Price

\$855,000

Median Unit Price

March quarter 2025: \$578,000



Property Type: Apartment
Agent Comments

Comparable Properties



404/12 Duckett St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment



702/216 Albion St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 08/03/2025
Property Type: Apartment
Land Size: 63 sqm approx



515/11 Ilhan La BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$861,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



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