

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

a306/460 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$549,750

Property Type Unit

Suburb Brunswick

Period - From 08/07/2024

to

07/07/2025

Source Property 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.

	Address of comparable property	Price	Date of sale
1	316/37-43 Breese St BRUNSWICK 3056	\$493,000	11/02/2025
2	1205/91 Galada Av PARKVILLE 3052	\$510,000	04/02/2025
3	3/18 Mitchell St BRUNSWICK 3056	\$539,000	10/06/2025

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:

08/07/2025 18:27



 2
  1
  1

Rooms: 5
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

08/07/2024 - 07/07/2025: \$549,750

Comparable Properties



316/37-43 Breese St BRUNSWICK 3056 (REI)

Agent Comments

 2
  2
  1

Price: \$493,000
Method: Auction Sale
Date: 11/02/2025
Property Type: Apartment



1205/91 Galada Av PARKVILLE 3052 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$510,000
Method: Private Sale
Date: 04/02/2025
Property Type: Apartment



3/18 Mitchell St BRUNSWICK 3056 (REI)

Agent Comments

 2
  1
  1

Price: \$539,000
Method: Private Sale
Date: 10/06/2025
Property Type: Unit

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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