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)

🛏 2   🛁 2   🚗 1

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

Agent Comments

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

🛏 2   🛁 2   🚗 1

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

Agent Comments

3/18 Mitchell St BRUNSWICK 3056 (REI)

🛏 2   🛁 1   🚗 1

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

Agent Comments

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