

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

102/54-84 Percy Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$612,750

Property Type Unit

Suburb Brunswick

Period - From 01/04/2025

to 30/06/2025

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	210/8 Lygon St BRUNSWICK EAST 3057	\$600,000	25/06/2025
2	114/270 Lygon St BRUNSWICK EAST 3057	\$650,000	07/05/2025
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:

06/08/2025 08:54

102/54-84 Percy Street, Brunswick Vic 3056



Adrian Petrucelli
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Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

June quarter 2025: \$612,750



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



210/8 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 25/06/2025

Property Type: Apartment



114/270 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment



211/270 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$645,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Apartment

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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