

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

311/11 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$425,000

&

\$460,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Brunswick

Period - From 01/04/2024

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	209/4 Bik La FITZROY NORTH 3068	\$445,000	20/06/2025
2	6/844 Lygon St CARLTON NORTH 3054	\$440,000	11/04/2025
3	222/416 Lygon St BRUNSWICK EAST 3057	\$454,700	12/02/2025

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:

27/06/2025 10:39



Property Type: apartment
Agent Comments

Indicative Selling Price
\$425,000 - \$460,000
Median Unit Price
Year ending March 2025: \$600,000

Comparable Properties



209/4 Bik La FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment



6/844 Lygon St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment



222/416 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$454,700
Method: Sale
Date: 12/02/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit