

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 614/4 Ballarat Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Brunswick

Period - From 04/04/2024

to 03/04/2025

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	505/8 Duckett St BRUNSWICK 3056	\$840,000	14/03/2025
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:

04/04/2025 13:11

Leigh Chiavaroli
03 9387 5888
0407 872 111

LeighChiavaroli@jellisrcraig.com.au

Indicative Selling Price

\$850,000

Median Unit Price

04/04/2024 - 03/04/2025: \$580,000



2 1 0

Property Type: apartment

Land Size: nil sqm approx

Agent Comments

comparable properties in locality and with similar finish

Comparable Properties



505/8 Duckett St BRUNSWICK 3056 (REI)

2 1 -

Price: \$840,000

Method: Private Sale

Date: 14/03/2025

Property Type: Apartment

Agent Comments

Very similar quality and finish



702/216 Albion St BRUNSWICK 3056 (REI)

2 1 -

Price: \$830,000

Method: Private Sale

Date: 08/03/2025

Property Type: Apartment

Land Size: 63 sqm approx

Agent Comments

In local area



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

2 1 -

Price: \$861,000

Method: Private Sale

Date: 13/02/2025

Property Type: Apartment

Agent Comments

In locality

Account - Jellis Craig | P: 03 9387 5888