

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

16 Boase Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$915,000

Median sale price

Median price \$578,000

Property Type Unit

Suburb Brunswick

Period - From 01/01/2025

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	22 Annie Borat CI BRUNSWICK 3056	\$916,000	28/06/2025
2	17/10 Davies St BRUNSWICK 3056	\$840,000	13/06/2025
3	48 Wilson St BRUNSWICK 3056	\$900,000	03/06/2025

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:

03/07/2025 14:37



 2
  1
  1

Property Type: Townhouse (Res)

Land Size: 56 sqm approx

Agent Comments

Indicative Selling Price

\$915,000

Median Unit Price

March quarter 2025: \$578,000

Comparable Properties



22 Annie Borat CI BRUNSWICK 3056 (REI)

Agent Comments

 2
  1
  1

Price: \$916,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)



17/10 Davies St BRUNSWICK 3056 (REI)

Agent Comments

 2
  2
  1

Price: \$840,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: Townhouse (Res)



48 Wilson St BRUNSWICK 3056 (REI)

Agent Comments

 2
  1
  1

Price: \$900,000

Method: Sold Before Auction

Date: 03/06/2025

Property Type: Townhouse (Res)

Account - VICPROP | P: 03 8888 1011



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