

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

5/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

615/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$551,000	29-May-25
115/8-38 PERCY STREET BRUNSWICK VIC 3056	\$565,000	01-Jul-25
5/101 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$591,000	15-May-25

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 6 months.~~

This Statement of Information was prepared on: 30 July 2025



615/8 LYGON STREET BRUNSWICK EAST VIC 3057

Sold Price

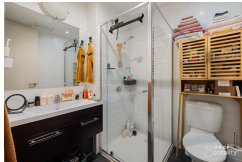
^{RS}

\$551,000

Sold Date **29-May-25**

 2  1  1

Distance **1.9km**



115/8-38 PERCY STREET BRUNSWICK VIC 3056

Sold Price

^{RS}

\$565,000

Sold Date **01-Jul-25**

 2  1  1

Distance **0.71km**



5/101 MELVILLE ROAD BRUNSWICK WEST VIC 3055

Sold Price

\$591,000

Sold Date **15-May-25**

 2  1  1

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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