

# 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

604/1c Michael Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	708/1c Michael St BRUNSWICK 3056	\$645,000	21/11/2025
2	812/288 Albert St BRUNSWICK 3056	\$591,000	06/10/2025
3	110/8-38 Percy St BRUNSWICK 3056	\$590,000	18/09/2025

**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:

23/02/2026 10:34

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**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

December quarter 2025: \$620,000



 2    1    1

**Rooms:** 3

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**708/1c Michael St BRUNSWICK 3056 (REI/VG)**

 2    1    2

**Price:** \$645,000

**Method:** Private Sale

**Date:** 21/11/2025

**Property Type:** Apartment

**Agent Comments**

Very comparable property in the same complex, but this one is on the top floor with a bit bigger outdoor space and the views aren't as good as 708 as that one was on the corner and had views from the city all the way from East and some West views. This has 2 car spots



**812/288 Albert St BRUNSWICK 3056 (REI/VG)**

 2    1    1

**Price:** \$591,000

**Method:** Private Sale

**Date:** 06/10/2025

**Property Type:** Apartment

**Agent Comments**

Very comparable location, only one block away, similar aged building, seems a little bit smaller internally.



**110/8-38 Percy St BRUNSWICK 3056 (REI)**

 2    1    1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 18/09/2025

**Property Type:** Apartment

**Agent Comments**

A little further north, but is in the same vicinity to Sydney Rd, this one has a slightly bigger outdoor space but seems a bit older than Michael St.

Account - Jellis Craig | P: 03 9387 5888