

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

113/776 SYDNEY ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Mar 2025

to

28 Feb 2026

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









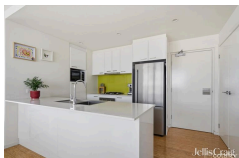



Date of sale

8/27 HOPE STREET BRUNSWICK VIC 3056	\$610,000	07-Oct-25
11/170 ALBION STREET BRUNSWICK VIC 3056	\$660,000	17-Dec-25
9/170 ALBION STREET BRUNSWICK VIC 3056	\$675,000	20-Feb-26

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: 04 March 2026

	8/27 HOPE STREET BRUNSWICK VIC 3056	Sold Price	\$610,000	Sold Date	07-Oct-25
	 2  1  1			Distance	0.7km
	11/170 ALBION STREET BRUNSWICK VIC 3056	Sold Price	\$660,000	Sold Date	17-Dec-25
	 2  1  1			Distance	0.34km
	9/170 ALBION STREET BRUNSWICK VIC 3056	Sold Price	^{RS} \$675,000	Sold Date	20-Feb-26
	 2  1  1			Distance	0.34km

RS = Recent sale

UN = Undisclosed Sale

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