

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

24/1 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Range between

\$375,000

&

\$400,000

Median sale price

Median price

\$634,500

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2025

to

30/09/2025

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 | 512/92-96 Albert St BRUNSWICK EAST 3057 | \$400,000 | 11/07/2025 |
| 2 | 3/705 Park St BRUNSWICK 3056 | \$391,500 | 26/05/2025 |
| 3 | 21/1 Pottery Ct BRUNSWICK 3056 | \$377,000 | 19/05/2025 |

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:

22/10/2025 13:30



Property Type: Apartment

Agent Comments

Comparable Properties



512/92-96 Albert St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 11/07/2025

Property Type: Apartment



3/705 Park St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$391,500

Method: Private Sale

Date: 26/05/2025

Property Type: Apartment



21/1 Pottery Ct BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$377,000

Method: Private Sale

Date: 19/05/2025

Property Type: Apartment