

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

11/97 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

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

17/1 POTTERY COURT BRUNSWICK VIC 3056	\$585,000	18-Dec-25
10/51 UNION STREET BRUNSWICK VIC 3056	\$560,000	15-Feb-26
27/108-124 UNION STREET BRUNSWICK VIC 3056	\$560,000	05-Dec-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: 23 March 2026



17/1 POTTERY COURT BRUNSWICK VIC 3056 Sold Price **\$585,000** Sold Date **18-Dec-25**

 2  2  1

Distance **0.07km**



10/51 UNION STREET BRUNSWICK VIC 3056 Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **15-Feb-26**

 2  1  1

Distance **0.6km**



27/108-124 UNION STREET BRUNSWICK VIC 3056 Sold Price **\$560,000** Sold Date **05-Dec-25**

 2  1  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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