

## 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

A302/460 VICTORIA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### 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

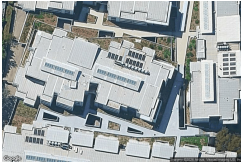
Date of sale

C310/460 VICTORIA STREET BRUNSWICK VIC 3056	\$522,000	24-Nov-25
C312/460 VICTORIA STREET BRUNSWICK VIC 3056	\$507,000	19-Nov-25
3/9 LARNOO AVENUE BRUNSWICK WEST VIC 3055	\$574,000	15-Oct-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



**310/460 VICTORIA STREET  
 BRUNSWICK VIC 3056**

2 - -

Sold Price **\$522,000** Sold Date **24-Nov-25**

Distance **0km**



**312/460 VICTORIA STREET  
 BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$507,000** Sold Date **19-Nov-25**

Distance **0km**



**3/9 LARNOO AVENUE  
 BRUNSWICK WEST VIC 3055**

2 1 -

Sold Price **\$574,000** Sold Date **15-Oct-25**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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