

# 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 211/812 Sydney Road, 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 \$500,000 & \$550,000

### 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	27/108-124 Union St BRUNSWICK 3056	\$560,000	05/12/2025
2	102/33-35 Breese St BRUNSWICK 3056	\$525,000	06/11/2025
3	407/1c Michael St BRUNSWICK 3056	\$500,000	22/07/2025

**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: 22/01/2026 12:44

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**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2025: \$620,000



2   1   1

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**27/108-124 Union St BRUNSWICK 3056 (REI)**

Agent Comments

2   1   1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Apartment



**102/33-35 Breese St BRUNSWICK 3056 (REI)**

Agent Comments

2   1   1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** Apartment



**407/1c Michael St BRUNSWICK 3056 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 22/07/2025

**Property Type:** Apartment

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575