

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 307/27 Wilson Avenue, Brunswick Vic 3056

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 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	211/27 Wilson Av BRUNSWICK 3056	\$648,000	02/02/2026
2	207/27 Wilson Av BRUNSWICK 3056	\$640,000	19/11/2025
3	504/17 Union St BRUNSWICK 3056	\$644,000	28/10/2025

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: 23/04/2026 14:46

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Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
March quarter 2026: \$640,000

Comparable Properties



211/27 Wilson Av BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$648,000
Method: Private Sale
Date: 02/02/2026
Property Type: Apartment



207/27 Wilson Av BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 19/11/2025
Property Type: Apartment



504/17 Union St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$644,000
Method: Private Sale
Date: 28/10/2025
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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