

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 25/10 Davies Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$615,250 Property Type Unit Suburb Brunswick

Period - From 01/05/2025 to 30/04/2026 Source Property Data

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 | 8/14 Pitt St BRUNSWICK 3056 | \$791,000 | 04/04/2026 |
| 2 | 305/202 Beavers Rd NORTHCOTE 3070 | \$850,000 | 23/03/2026 |
| 3 | 6 Merri St BRUNSWICK 3056 | \$830,000 | 02/03/2026 |

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: 01/05/2026 13:11



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

01/05/2025 - 30/04/2026: \$615,250

Comparable Properties



8/14 Pitt St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$791,000

Method: Private Sale

Date: 04/04/2026

Property Type: Townhouse (Res)



305/202 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

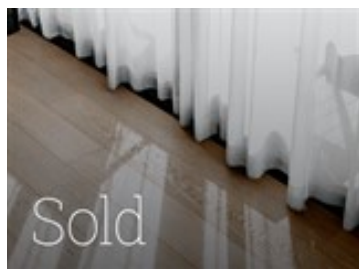
2 2 1

Price: \$850,000

Method: Private Sale

Date: 23/03/2026

Property Type: Apartment



6 Merri St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Private Sale

Date: 02/03/2026

Property Type: Unit

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423