

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

4/6 DOROTHY STREET 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

\$325,000

&

\$357,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2025

to

31 Mar 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

5/118 ALBION STREET BRUNSWICK VIC 3056	\$371,000	17-Feb-26
2/178-180 VICTORIA STREET BRUNSWICK VIC 3056	\$365,000	28-Nov-25
9/9 AUSTIN TERRACE BRUNSWICK VIC 3056	\$355,000	04-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: 08 April 2026



5/118 ALBION STREET BRUNSWICK VIC 3056 Sold Price

^{RS} **\$371,000** Sold Date **17-Feb-26**

 1  1  1

Distance **0.35km**



2/178-180 VICTORIA STREET BRUNSWICK VIC 3056

Sold Price

\$365,000 Sold Date **28-Nov-25**

 1  1  1

Distance **0.4km**



9/9 AUSTIN TERRACE BRUNSWICK VIC 3056 Sold Price

\$355,000 Sold Date **04-Dec-25**

 1  1  1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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