

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

1/2 POTTERY COURT 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2025

to

31 Dec 2025

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

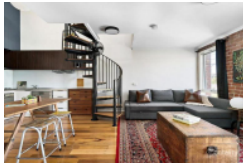
Date of sale

21/1 POTTERY COURT BRUNSWICK VIC 3056	\$377,000	19-May-25
23/1 POTTERY COURT BRUNSWICK VIC 3056	\$380,000	14-Sep-24
4/2 POTTERY COURT BRUNSWICK VIC 3056	\$385,000	05-Apr-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: 26 January 2026



21/1 POTTERY COURT BRUNSWICK VIC 3056 Sold Price **\$377,000** Sold Date **19-May-25**

 1  1  1

Distance **0km**



23/1 POTTERY COURT BRUNSWICK VIC 3056 Sold Price **\$380,000** Sold Date **14-Sep-24**

 1  1  1

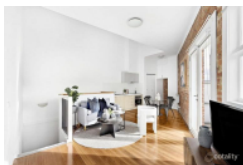
Distance **0km**



4/2 POTTERY COURT BRUNSWICK VIC 3056 Sold Price **\$385,000** Sold Date **05-Apr-25**

 1  1  1

Distance **0km**



13/2 POTTERY COURT BRUNSWICK VIC 3056 Sold Price **\$530,000** Sold Date **24-Sep-24**

 1  1  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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