

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 38/337-341 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$1,335,250 Property Type House 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	604/300 Victoria St BRUNSWICK 3056	\$560,000	07/11/2025
3	110/38 Percy St BRUNSWICK 3056	\$590,000	18/09/2025

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: 18/02/2026 13:45

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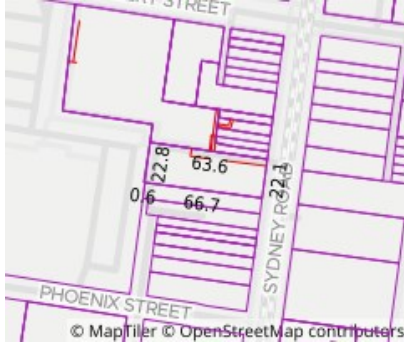
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Indicative Selling Price

\$560,000 - \$590,000

Median House Price

December quarter 2025: \$1,335,250



2 1 1

Property Type: Apartment

Land Size: 74 sqm approx

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



604/300 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 07/11/2025

Property Type: Apartment



110/38 Percy St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 18/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888