

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

210/5 OVENS 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

\$859,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2024

to

31 Oct 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

4/1 DONALD STREET BRUNSWICK VIC 3056	\$850,000	08-Oct-25
7/8 BARRY STREET BRUNSWICK VIC 3056	\$1,155,000	23-Sep-25
7/160 EDWARD STREET BRUNSWICK VIC 3056	\$925,000	15-Jul-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: 14 November 2025

**4/1 DONALD STREET BRUNSWICK
VIC 3056**

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Sold Price

^{RS} **\$850,000**

Sold Date

08-Oct-25

Distance

0.97km**7/8 BARRY STREET BRUNSWICK
VIC 3056**

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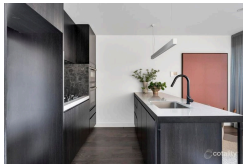
Sold Price

\$1,155,000

Sold Date

23-Sep-25

Distance

1.05km**7/160 EDWARD STREET
BRUNSWICK VIC 3056**

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Sold Price

\$925,000

Sold Date

15-Jul-25

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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