

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

24/70-74 BRUNSWICK ROAD 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2025

to

31 Jan 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

| | | |
|---|-----------|-----------|
| 105/27 WILSON AVENUE BRUNSWICK VIC 3056 | \$480,000 | 23-Dec-25 |
| 406/5 UNION STREET BRUNSWICK VIC 3056 | \$475,000 | 16-Aug-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: 12 February 2026

**105/27 WILSON AVENUE
BRUNSWICK VIC 3056**

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Sold Price

^{RS}**\$480,000**

Sold Date

23-Dec-25

Distance

0.96km**406/5 UNION STREET BRUNSWICK
VIC 3056**

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Sold Price

\$475,000

Sold Date

16-Aug-25

Distance

0.92km**RS** = Recent sale**UN** = Undisclosed Sale

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