

# 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 410/800 Sydney Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$515,000 & \$555,000

### Median sale price

Median price \$620,000 Property Type Unit 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	C310/460 Victoria St BRUNSWICK 3056	\$522,000	24/11/2025
2	9/116 Albert St BRUNSWICK 3056	\$522,000	18/11/2025
3	102/33-35 Breese St BRUNSWICK 3056	\$525,000	06/11/2025

**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: 16/01/2026 14:18



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**C310/460 Victoria St BRUNSWICK 3056 (REI/VG)**



**Price:** \$522,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** Apartment

**Agent Comments**

A comparable property here but a little bit off Sydney Rd, similar aged, larger complex here than 800 Sydney Rd.



**9/116 Albert St BRUNSWICK 3056 (REI)**



**Price:** \$522,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** Apartment

**Agent Comments**

This property is in a smaller development, similar location between Sydney Rd and Lygon St. Similar size, not as modern as 800 Sydney Rd.



**102/33-35 Breese St BRUNSWICK 3056 (REI)**



**Price:** \$525,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** Apartment

**Agent Comments**

Very Comparable location, just around the corner, similar sized and aged apartment.