

# 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

21/70-74 Brunswick Road, Brunswick Vic 3056
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### Indicative selling price

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

Range between 

\$680,000
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 & 

\$730,000
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### Median sale price

Median price 

\$620,000
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 Property Type 

Unit
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 Suburb 

Brunswick
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	4/2b Loyola Av BRUNSWICK 3056	\$705,000	24/11/2025
2	1/22 Saxon St BRUNSWICK 3056	\$710,000	31/10/2025
3			

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: 

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**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

December quarter 2025: \$620,000



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/2b Loyola Av BRUNSWICK 3056 (REI/VG)**



Agent Comments

one less car space, presents slightly nicer inside

**Price:** \$705,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** Apartment



**1/22 Saxon St BRUNSWICK 3056 (REI/VG)**



Agent Comments

**Price:** \$710,000

**Method:** Private Sale

**Date:** 31/10/2025

**Property Type:** Apartment

**Land Size:** 117 sqm approx

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. There are no other properties that have recently sold in this area that are built around this time frame.

Account - Jellis Craig | P: 03 9387 5888



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