

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

103/213-219 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 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

406/5 UNION STREET BRUNSWICK VIC 3056	\$475,000	16-Aug-25
303/5 UNION STREET BRUNSWICK VIC 3056	\$505,000	04-May-25
1/160 SYDNEY ROAD BRUNSWICK VIC 3056	\$490,000	17-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: 16 October 2025

Team 477

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406/5 UNION STREET BRUNSWICK Sold Price
VIC 3056

1 1 1

\$475,000 Sold Date **16-Aug-25**

Distance **0.38km**



303/5 UNION STREET BRUNSWICK Sold Price
VIC 3056

1 1 1

\$505,000 Sold Date **04-May-25**

Distance **0.38km**



1/160 SYDNEY ROAD BRUNSWICK Sold Price
VIC 3056

1 1 1

\$490,000 Sold Date **17-Jul-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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