

# 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

212/34 Union Street, 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 \$600,000 & \$650,000

### 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	121/108-124 Union St BRUNSWICK 3056	\$653,000	13/11/2025
2	504/17 Union St BRUNSWICK 3056	\$644,000	28/10/2025
3	99/108-124 Union St BRUNSWICK 3056	\$640,250	15/09/2025

**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:

15/01/2026 12:44

Cameron Pritchard  
03 9387 5888  
0408 037 482

cameronpritchard@jelliscraig.com.au

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

December quarter 2025: \$620,000



2 1 1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**121/108-124 Union St BRUNSWICK 3056 (REI)**

2 1 1

**Price:** \$653,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Apartment

**Agent Comments**

Very comparable location, slightly older block, this property seems a bit larger than 34 Union St, this is a much bigger complex.



**504/17 Union St BRUNSWICK 3056 (REI/VG)**

2 1 -

**Price:** \$644,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** Apartment

**Agent Comments**

Very Comparable location as its over the road from 34 Union St, a more modern block but similar sized complex.



**99/108-124 Union St BRUNSWICK 3056 (REI)**

2 1 1

**Price:** \$640,250

**Method:** Private Sale

**Date:** 15/09/2025

**Property Type:** Apartment

**Agent Comments**

Very comparable location, just down the road, similar sized property but slightly older.

**Account - Jellis Craig | P: 03 9387 5888**