

## 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

307/800 SYDNEY ROAD BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

5/27 HOPE STREET BRUNSWICK VIC 3056	\$607,400	21-Dec-24
5/6 POTTERY COURT BRUNSWICK VIC 3056	\$605,000	14-Mar-25
104/108-124 UNION STREET BRUNSWICK VIC 3056	\$600,000	24-Apr-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: 05 June 2025



## 5/27 HOPE STREET BRUNSWICK VIC 3056

Sold Price

**\$607,400**

Sold Date

**21-Dec-24**

2

1

1

Distance

**0.76km**



## 5/6 POTTERY COURT BRUNSWICK VIC 3056

Sold Price

**\$605,000**

Sold Date

**14-Mar-25**

2

1

1

Distance

**1.59km**



## 104/108-124 UNION STREET BRUNSWICK VIC 3056

Sold Price

**\$600,000**

Sold Date

**24-Apr-25**

2

1

1

Distance

**1.86km**

RS = Recent sale

UN = Undisclosed Sale

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