

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

4/4 FLORENCE STREET 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2025

to

31 Jan 2026

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

4/1 DONALD STREET BRUNSWICK VIC 3056	\$850,000	08-Oct-25
3/1 GRYLLS STREET BRUNSWICK VIC 3056	\$925,500	28-Nov-25
16/117 ALBION STREET BRUNSWICK VIC 3056	\$950,000	13-Dec-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: 17 February 2026



**4/1 DONALD STREET BRUNSWICK
VIC 3056**

Sold Price

\$850,000

Sold Date

08-Oct-25

 2  2  1

Distance

0.54km



**3/1 GRYLLS STREET BRUNSWICK
VIC 3056**

Sold Price

\$925,500

Sold Date

28-Nov-25

 2  3  1

Distance

0.62km



**16/117 ALBION STREET
BRUNSWICK VIC 3056**

Sold Price

\$950,000

Sold Date

13-Dec-25

 2  1  2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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