

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

202/1 Brunswick Road, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$552,500 Property Type Unit Suburb Brunswick East

Period - From 01/07/2024 to 30/06/2025 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	318/1 Brunswick Rd BRUNSWICK EAST 3057	\$510,000	29/08/2025
2	203/1 Brunswick Rd BRUNSWICK EAST 3057	\$480,000	05/06/2025
3	608/1 Brunswick Rd BRUNSWICK EAST 3057	\$500,000	01/04/2025

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:

01/10/2025 11:45



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
Year ending June 2025: \$552,500

Comparable Properties



318/1 Brunswick Rd BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment



203/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment



608/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 01/04/2025
Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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