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	10/174-176 VICTORIA 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~~		or range between	$400,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,250	Property type	Unit	Suburb	Brunswick
Period-from	01 Apr 2024	to	31 Mar 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
1/1 MITCHELL STREET BRUNSWICK VIC 3056	$442,500	12-Dec-24
1/17 CASSELS ROAD BRUNSWICK VIC 3056	$400,000	01-Dec-24
7/174-176 VICTORIA STREET BRUNSWICK VIC 3056	$475,000	20-Mar-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: 07 April 2025

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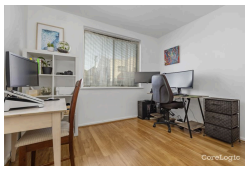


1/1 MITCHELL STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$442,500** Sold Date **12-Dec-24**

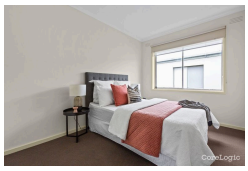
Distance **1.25km**

1/17 CASSELS ROAD BRUNSWICK VIC 3056

2 1 2

Sold Price **$400,000** Sold Date **01-Dec-24**

Distance **1.55km**



7/174-176 VICTORIA STREET BRUNSWICK VIC 3056

2 1 -

Sold Price RS **$475,000** Sold Date **20-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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