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	46 FREDERICK 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,265,000	Property type	House	Suburb	Brunswick
Period-from	01 Oct 2024	to	30 Sep 2025	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
46 MOUNTFIELD STREET BRUNSWICK VIC 3056	$1,320,000	13-Sep-25
26 HARDY STREET BRUNSWICK VIC 3056	$1,240,500	20-Sep-25
23 OVEREND STREET BRUNSWICK VIC 3056	$1,315,000	17-Sep-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: 15 October 2025

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46 MOUNTFIELD STREET BRUNSWICK VIC 3056

3 1 1

Sold Price RS $1,320,000 Sold Date 13-Sep-25

Distance 0.75km



26 HARDY STREET BRUNSWICK VIC 3056

3 1 1

Sold Price RS $1,240,500 Sold Date 20-Sep-25

Distance 0.68km



23 OVEREND STREET BRUNSWICK VIC 3056

3 1 1

Sold Price RS $1,315,000 Sold Date 17-Sep-25

Distance 1.14km

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

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