

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

108/42-44 HARRISON STREET BRUNSWICK EAST VIC 3057

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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2024

to

30 Nov 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

102/124 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$583,000	27-Sep-25
3/134 MITCHELL STREET BRUNSWICK EAST VIC 3057	\$575,000	08-Nov-25
712/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$535,000	16-Oct-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: 03 December 2025

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**102/124 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$583,000** Sold Date **27-Sep-25**

Distance **0.64km**



**3/134 MITCHELL STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price ^{RS} **\$575,000** Sold Date **08-Nov-25**

Distance **0.5km**



**712/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$535,000** Sold Date **16-Oct-25**

Distance **1.88km**

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

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