

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

509/1 BRUNSWICK ROAD 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

\$480,000

&

\$520,000

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

202/1 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$529,645	17-Oct-25
306/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$521,000	10-Nov-25
310/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$491,500	03-Nov-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: 16 December 2025

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**202/1 BRUNSWICK ROAD
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$529,645** Sold Date **17-Oct-25**

Distance **0km**

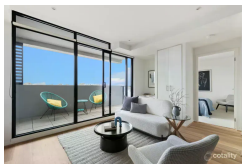


**306/240-250 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$521,000** Sold Date **10-Nov-25**

Distance **1.01km**



**310/330 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price ^{RS} **\$491,500** Sold Date **03-Nov-25**

Distance **1.2km**

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

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