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	9/304 BRUNSWICK ROAD 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	$420,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,292,500	Property type	House	Suburb	Brunswick
Period-from	01 Feb 2025	to	31 Jan 2026	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
8/304 BRUNSWICK ROAD BRUNSWICK VIC 3056	$385,000	01-Nov-24
15/76-78 EDWARD STREET BRUNSWICK VIC 3056	$395,000	14-Jan-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: 19 February 2026

Michael Cooray
P 0490775265
M 0490775265
E Mcooray@barryplant.com.au



8/304 BRUNSWICK ROAD BRUNSWICK VIC 3056

1 1 1

Sold Price **$385,000** Sold Date **01-Nov-24**

Distance **0km**



15/76-78 EDWARD STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$395,000** Sold Date **14-Jan-25**

Distance **1.11km**

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

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