

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

2 ANNIE BORAT CLOSE 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

\$1,070,000

&

\$1,170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

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

4/67 GRANTHAM STREET BRUNSWICK WEST VIC 3055	\$1,115,000	08-Dec-25
5/34 UNION STREET BRUNSWICK VIC 3056	\$1,135,000	14-Feb-26
9/8 BARRY STREET BRUNSWICK VIC 3056	\$1,167,000	13-Dec-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: 26 February 2026

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**4/67 GRANTHAM STREET
BRUNSWICK WEST VIC 3055**

 3  3  1

Sold Price

^{RS} **\$1,115,000** Sold Date **08-Dec-25**

Distance **1.31km**



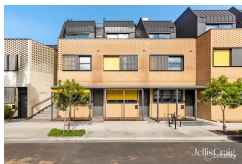
**5/34 UNION STREET BRUNSWICK
VIC 3056**

 3  2  2

Sold Price

^{RS} **\$1,135,000** Sold Date **14-Feb-26**

Distance **0.66km**



**9/8 BARRY STREET BRUNSWICK
VIC 3056**

 3  2  1

Sold Price

\$1,167,000 Sold Date **13-Dec-25**

Distance **1.03km**

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

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