

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

1/48 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

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

11/211 WESTON STREET BRUNSWICK EAST VIC 3057	\$875,000	12-Jun-25
15B BANK STREET BRUNSWICK VIC 3056	\$875,000	05-Apr-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.

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**11/211 WESTON STREET
BRUNSWICK EAST VIC 3057**

 2  2  2

Sold Price **\$875,000** Sold Date **12-Jun-25**

Distance **0.33km**



**15B BANK STREET BRUNSWICK
VIC 3056**

 2  2  1

Sold Price Sold Date **05-Apr-25**

Distance **0.96km**

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

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