

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

601/623 SYDNEY 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2025

to

30 Apr 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

201/623 SYDNEY ROAD BRUNSWICK VIC 3056	\$640,000	04-Mar-25
302/8 HOPE STREET BRUNSWICK VIC 3056	\$640,000	20-Feb-26
518/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$615,000	13-Mar-26

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 May 2026

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**201/623 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  2  1

Sold Price **\$640,000** Sold Date **04-Mar-25**

Distance **0km**



**302/8 HOPE STREET BRUNSWICK
VIC 3056**

 2  2  1

Sold Price

Sold Date **20-Feb-26**

Distance **0.17km**



**518/601 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$615,000 Sold Date **13-Mar-26**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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