

## 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

2/78 ROSE STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### 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

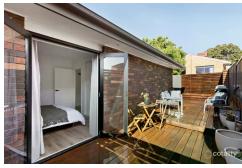
Date of sale

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 4/42 CORNWALL STREET BRUNSWICK WEST VIC 3055 | \$770,000 | 29-Jan-26 |
| 4/15-17 DE CARLE STREET COBURG VIC 3058      | \$785,000 | 28-Feb-26 |
| 2/535 ALBION STREET BRUNSWICK WEST VIC 3055  | \$748,000 | 02-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: 29 May 2026



**4/42 CORNWALL STREET  
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$770,000** Sold Date **29-Jan-26**

Distance **0.3km**



**4/15-17 DE CARLE STREET  
COBURG VIC 3058**

 2  1  2

Sold Price **\$785,000** Sold Date **28-Feb-26**

Distance **1.19km**



**2/535 ALBION STREET  
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$748,000** Sold Date **02-Dec-25**

Distance **1.41km**

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

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