

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2025

to

31 May 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

518/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$615,000	13-Mar-26
605/33-35 BREESE STREET BRUNSWICK VIC 3056	\$635,000	23-Feb-26
503/623 SYDNEY ROAD BRUNSWICK VIC 3056	\$640,000	17-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: 08 June 2026



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

 2  1  1

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

Distance **0.07km**



**605/33-35 BREESE STREET
 BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$635,000** Sold Date **23-Feb-26**

Distance **0.11km**



**503/623 SYDNEY ROAD
 BRUNSWICK VIC 3056**

 2  2  1

Sold Price **\$640,000** Sold Date **17-Dec-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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