

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

514/300 VICTORIA STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2025

to

30 Jun 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

409/300 VICTORIA STREET BRUNSWICK VIC 3056	\$580,000	13-Jun-26
304/20 BREESE STREET BRUNSWICK VIC 3056	\$575,000	02-May-26
105/2-6 DUCKETT STREET BRUNSWICK VIC 3056	\$525,000	26-Feb-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: 03 July 2026

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**409/300 VICTORIA STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

^{RS}

\$580,000

Sold Date

13-Jun-26

Distance

0km



**304/20 BREESE STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

^{RS}

\$575,000

Sold Date

02-May-26

Distance

0.49km



**105/2-6 DUCKETT STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$525,000

Sold Date

26-Feb-26

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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