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	7/17 STURROCK 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	$310,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Jan 2025	to	31 Dec 2025	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
416/1 LYGON STREET BRUNSWICK VIC 3056	$315,000	08-Dec-25
201/786 SYDNEY ROAD BRUNSWICK VIC 3056	$320,000	02-Oct-25
108/2A MICHAEL STREET BRUNSWICK VIC 3056	$320,000	27-Aug-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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416/1 LYGON STREET BRUNSWICK VIC 3056

1 1 1

Sold Price RS $315,000 Sold Date 08-Dec-25

Distance 2.42km



201/786 SYDNEY ROAD BRUNSWICK VIC 3056

1 1 -

Sold Price $320,000 Sold Date 02-Oct-25

Distance 1.06km



108/2A MICHAEL STREET BRUNSWICK VIC 3056

1 1 1

Sold Price Sold Date 27-Aug-25

Distance 2.15km

RS = Recent sale UN = Undisclosed Sale

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