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	304/211 Sydney Road, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $880,000

Median sale price

Median price $625,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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
1	502/12 Duckett St BRUNSWICK 3056	$835,000	09/12/2024
2	305/77 Nicholson St BRUNSWICK EAST 3057	$860,000	18/10/2024
3	612/11 Ilhan La BRUNSWICK 3056	$880,000	27/09/2024

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 six months.~~

This Statement of Information was prepared on: 14/02/2025 12:55

304/211 Sydney Road, Brunswick Vic 3056

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Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
December quarter 2024: $625,000

Comparable Properties



502/12 Duckett St BRUNSWICK 3056 (REI)

2 1 -

Price: $835,000
Method: Private Sale
Date: 09/12/2024
Property Type: Apartment

Agent Comments



305/77 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $860,000
Method: Private Sale
Date: 18/10/2024
Property Type: Apartment

Agent Comments



612/11 Ilhan La BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $880,000
Method: Private Sale
Date: 27/09/2024
Property Type: Unit

Agent Comments

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