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<br>Including suburb and postcode | 404/12 Duckett Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $800,000 & $860,000

## Median sale price

Median price $600,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2024 to 31/03/2025 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 | 505/8 Duckett St BRUNSWICK 3056 | $840,000 | 14/03/2025 |
| 2 | 515/11 Ilhan La BRUNSWICK 3056 | $861,000 | 13/02/2025 |
| 3 | 601/12 Duckett St BRUNSWICK 3056 | $850,000 | 10/02/2025 |

**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: 09/04/2025 10:10

# 404/12 Duckett Street, Brunswick Vic 3056

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2 1

**Property Type:** Sustainable apartment

Agent Comments

**Indicative Selling Price**
$800,000 - $860,000
**Median Unit Price**
Year ending March 2025: $600,000

## Comparable Properties



**505/8 Duckett St BRUNSWICK 3056 (REI)**

2 1 -

**Price:** $840,000
**Method:** Private Sale
**Date:** 14/03/2025
**Property Type:** Apartment

Agent Comments



**515/11 Ilhan La BRUNSWICK 3056 (REI/VG)**

2 1 -

**Price:** $861,000
**Method:** Private Sale
**Date:** 13/02/2025
**Property Type:** Apartment

Agent Comments



**601/12 Duckett St BRUNSWICK 3056 (REI/VG)**

2 1 -

**Price:** $850,000
**Method:** Private Sale
**Date:** 10/02/2025
**Property Type:** Apartment

Agent Comments



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