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	315/7 Ovens Street, Brunswick Vic 3056

Indicative selling price

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

Single price $540,000

Median sale price

Median price $578,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2025 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	203/65 Nicholson St BRUNSWICK EAST 3057	$525,000	11/02/2025
2	505/1 Duckett St BRUNSWICK 3056	$590,000	19/01/2025
3	301/201 Albert St BRUNSWICK 3056	$520,000	30/10/2024

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: 22/04/2025 11:53

315/7 Ovens Street, Brunswick Vic 3056



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$540,000
Median Unit Price
March quarter 2025: $578,000

Comparable Properties



203/65 Nicholson St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $525,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Agent Comments



505/1 Duckett St BRUNSWICK 3056 (REI/VG)

1 1 -

Price: $590,000
Method: Private Sale
Date: 19/01/2025
Property Type: Apartment

Agent Comments



301/201 Albert St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $520,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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