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	421/12 Village Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between $460,000 & $505,000

Median sale price

Median price $580,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2025 to 30/06/2025 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	110/9 Village Av BRUNSWICK EAST 3057	$515,000	10/06/2025
2	410/9 Village Av BRUNSWICK EAST 3057	$510,000	24/03/2025
3	114/9 Village Av BRUNSWICK EAST 3057	$473,000	20/03/2025

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: 29/07/2025 11:52

421/12 Village Avenue, Brunswick East Vic 3057



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$460,000 - $505,000
Median Unit Price
June quarter 2025: $580,000

Comparable Properties



110/9 Village Av BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $515,000
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment

Agent Comments



410/9 Village Av BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $510,000
Method: Private Sale
Date: 24/03/2025
Property Type: Apartment

Agent Comments

114/9 Village Av BRUNSWICK EAST 3057 (VG)

1 - -

Price: $473,000
Method: Sale
Date: 20/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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