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	512/11-15 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between $685,000 & $750,000

Median sale price

Median price $634,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2025 to 30/09/2025 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	C214/59 John St BRUNSWICK EAST 3057	$721,000	28/08/2025
2	7/355 Lygon St BRUNSWICK EAST 3057	$735,000	16/08/2025
3	413/15 Brunswick Rd BRUNSWICK EAST 3057	$726,100	29/05/2025

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: 07/11/2025 16:08

512/11-15 Brunswick Road, Brunswick Vic 3056

Lisa Roberts
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$685,000 - $750,000
Median Unit Price
September quarter 2025: $634,500

Comparable Properties



C214/59 John St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $721,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment

Agent Comments



7/355 Lygon St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $735,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Apartment

Agent Comments



413/15 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $726,100
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment

Agent Comments

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