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	B201/460 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $620,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	715/601 Sydney Rd BRUNSWICK 3056	$655,000	15/01/2026
2	5/523-525 Victoria St BRUNSWICK WEST 3055	$645,000	09/12/2025
3	306/2-6 Duckett St BRUNSWICK 3056	$660,000	11/10/2025

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: 05/02/2026 12:19

B201/460 Victoria Street, Brunswick Vic 3056

Lisa Roberts
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2 1 1

Rooms: 4
Property Type: Apartment
Land Size: 8877 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $650,000
Median Unit Price
December quarter 2025: $620,000

Comparable Properties



715/601 Sydney Rd BRUNSWICK 3056 (REI)

2 1 2

Price: $655,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment

Agent Comments



5/523-525 Victoria St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $645,000
Method: Private Sale
Date: 09/12/2025
Property Type: Apartment

Agent Comments



306/2-6 Duckett St BRUNSWICK 3056 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 11/10/2025
Property Type: Apartment

Agent Comments

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