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	202/12 Duckett Street, Brunswick Vic 3056

Indicative selling price

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

Range between $365,000 & $400,000

Median sale price

Median price $620,000 Property Type Unit Suburb Brunswick

Period - From 01/07/2025 to 30/06/2026 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	113/812 Sydney Rd BRUNSWICK 3056	$410,000	02/06/2026
2	110/92 Albert St BRUNSWICK EAST 3057	$390,000	13/05/2026
3	208/9 Duggan St BRUNSWICK WEST 3055	$395,000	27/04/2026

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: 30/07/2026 12:17

202/12 Duckett Street, Brunswick Vic 3056

Lisa Roberts
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Property Type: Sustainable studio

Agent Comments

Indicative Selling Price
$365,000 - $400,000
Median Unit Price
Year ending June 2026: $620,000

Comparable Properties



113/812 Sydney Rd BRUNSWICK 3056 (REI)

1 **1** **1**

Price: $410,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments

110/92 Albert St BRUNSWICK EAST 3057 (VG)

1 **-** **-**

Price: $390,000
Method: Sale
Date: 13/05/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



208/9 Duggan St BRUNSWICK WEST 3055 (REI/VG)

1 **1** **1**

Price: $395,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

Agent Comments

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