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	109/10 Charles Street, Brunswick Vic 3056

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $587,750 Property Type Unit Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 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	201/8 Michael St BRUNSWICK 3056	$500,100	18/12/2024
2	503/17 Union St BRUNSWICK 3056	$505,000	23/08/2024
3	107/10 Charles St BRUNSWICK 3056	$525,000	20/08/2024

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: 15/01/2025 12:41

109/10 Charles Street, Brunswick Vic 3056

Cameron Pritchard
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cameronpritchard@jelliscraig.com.au



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Plus storage cage

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
September quarter 2024: $587,750

Comparable Properties



201/8 Michael St BRUNSWICK 3056 (REI)

1 1 1

Price: $500,100
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

Agent Comments

This is a newer build but not as big as the Charles St apartment. similar location, I would say Charles St is a slightly better location.



503/17 Union St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $505,000
Method: Private Sale
Date: 23/08/2024
Property Type: Unit

Agent Comments

A newer build but not a spacious as Charles St and this complex is on the train line. Similar location



107/10 Charles St BRUNSWICK 3056 (VG)

1 - -

Price: $525,000
Method: Sale
Date: 20/08/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Same complex, very comparable.

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