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	104/54-84 Percy Street, Brunswick Vic 3056

Indicative selling price

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

Range between $590,000 & $640,000

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	313/240-250 Lygon St BRUNSWICK EAST 3057	$575,000	03/12/2024
2	A202/38 Hutchinson St BRUNSWICK EAST 3057	$635,000	20/11/2024
3	111/8 Lygon St BRUNSWICK EAST 3057	$600,000	13/11/2024

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: 08/01/2025 15:17

104/54-84 Percy Street, Brunswick Vic 3056

Adrian Petrucelli
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
September quarter 2024: $587,750

Comparable Properties



313/240-250 Lygon St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 03/12/2024
Property Type: Apartment

Agent Comments



A202/38 Hutchinson St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $635,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment

Agent Comments



111/8 Lygon St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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