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	205/11-15 Brunswick Road, Brunswick East Vic 3057

Indicative selling price

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

Range between $645,000 & $675,000

Median sale price

Median price $525,000 Property Type Unit Suburb Brunswick East

Period - From 08/04/2024 to 07/04/2025 Source Property Data

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	202/287 Brunswick Rd BRUNSWICK 3056	$655,000	27/03/2025
2	403/24 Barkly St BRUNSWICK EAST 3057	$675,000	19/03/2025
3	116/127 Nicholson St BRUNSWICK EAST 3057	$685,000	21/02/2025

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: 08/04/2025 11:49

205/11-15 Brunswick Road, Brunswick East Vic 3057

Nelson Alexander



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$645,000 - $675,000
Median Unit Price
08/04/2024 - 07/04/2025: $525,000

Comparable Properties



202/287 Brunswick Rd BRUNSWICK 3056 (REI)

2 2 1

Price: $655,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Agent Comments



403/24 Barkly St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $675,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment

Agent Comments



116/127 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $685,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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