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	4/10 Davies Street, Brunswick VIC 3056

Indicative selling price

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

Range between $765,000 & $840,000

Median sale price

Median price $572,750 Property Type Unit Suburb Brunswick

Period - From 30/09/2024 to 30/03/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Railway Place Brunswick VIC 3056	$830,000	23/01/2025
1/38 Charles Street Brunswick VIC 3056	$800,000	22/03/2025
6/130 Mitchell Street Brunswick East VIC 3057	$850,000	02/01/2025

This Statement of Information was prepared on: 01/04/2025