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	Unit 303/5 Union Street, Brunswick Vic 3056

Indicative selling price

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

Range between $480,000 & $528,000

Median sale price

Median price $625,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2024 to 31/12/2024 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	410/9 Village Av BRUNSWICK EAST 3057	$510,000	24/03/2025
2	408/466 Lygon St BRUNSWICK EAST 3057	$485,000	14/02/2025
3	201/8 Michael St BRUNSWICK 3056	$500,100	18/12/2024

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: 31/03/2025 16:25

gC 2/4

Unit 303/5 Union Street, Brunswick Vic 3056

Adam Hicks
8378 0500
0438 066 259
adamhicks@jelliscraig.com.au

1 1 1

Property Type: Unit

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
December quarter 2024: $625,000

Agent Comments

This spacious residence in the iconic Buffalo building is conveniently located at the Southern end of Brunswick with easy access to Princess Park and Carlton North precinct. Features Include: - Expansive open plan living area with a direct skyline view. - Large balcony perfect for entertaining - Stylish kitchen stainless steel appliances, double sink and stone benchtops comprising ample cabinetry. - Great sized bedroom with walk-in robe and access to balcony. - Bathroom with over-sized shower. - European Laundry - Heating and cooling throughout - Secure car park straight off-street level -

Comparable Properties



410/9 Village Av BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $510,000
Method: Private Sale
Date: 24/03/2025
Property Type: Apartment

Agent Comments

similar condition and characteristics



408/466 Lygon St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $485,000
Method: Private Sale
Date: 14/02/2025
Property Type: Apartment

Agent Comments

similar condition and characteristics

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201/8 Michael St BRUNSWICK 3056 (REI/VG)

1 1 1

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

Agent Comments

similar condition and characteristics

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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