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	402/104 John Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $741,500

Median sale price

Median price	$540,000	Property Type	Unit	Suburb	Brunswick East
Period - From	01/01/2025	to	31/03/2025	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	403/104 John St BRUNSWICK EAST 3057	$741,500	03/04/2025
2			
3			

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 08:41

402/104 John Street, Brunswick East Vic 3057

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$741,500
Median Unit Price
March quarter 2025: $540,000

Comparable Properties



403/104 John St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $741,500
Method: Auction Sale
Date: 03/04/2025
Property Type: Apartment

Agent Comments

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.

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