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: 413/15 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $578,000 Property Type Unit Suburb Brunswick

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	202/287 Brunswick Rd BRUNSWICK 3056	$655,000	27/03/2025
2	115/201 Albert St BRUNSWICK 3056	$690,000	25/01/2025
3	1207/288 Albert St BRUNSWICK 3056	$695,000	18/01/2025

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: 28/04/2025 10:43

413/15 Brunswick Road, Brunswick Vic 3056

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
March quarter 2025: $578,000

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

Similar apartment on the same Street Within 2km. This had a car stacker rather than a regular car space.



115/201 Albert St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $690,000
Method: Private Sale
Date: 25/01/2025
Property Type: Apartment
Land Size: 69 sqm approx

Agent Comments

Similar style apartment with Slightly larger living space. Within 2km. Did not have city views.



1207/288 Albert St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $695,000
Method: Auction Sale
Date: 18/01/2025
Property Type: Apartment

Agent Comments

Similar style apartment with comparable city views. Within 2km

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