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<br>Including suburb and postcode | 8 Lawrence Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $910,000 & $995,000

## Median sale price

Median price $1,335,000 Property Type House 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 | 9 Lincoln St BRUNSWICK EAST 3057 | $970,000 | 12/05/2025 |
| 2 | 117 Albion St BRUNSWICK 3056 | $955,000 | 10/05/2025 |
| 3 | 125 Moore St COBURG 3058 | $922,000 | 02/05/2025 |

**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: 28/05/2025 10:53

8 Lawrence Street, Brunswick Vic 3056

Nelson Alexander



2 1 1

**Property Type:** Townhouse (Res)
**Land Size:** 90 sqm approx

Agent Comments

**Indicative Selling Price**
$910,000 - $995,000
**Median House Price**
March quarter 2025: $1,335,000

# Comparable Properties



**9 Lincoln St BRUNSWICK EAST 3057 (REI)**

3 1 1

**Price:** $970,000
**Method:** Sold Before Auction
**Date:** 12/05/2025
**Property Type:** House (Res)
**Land Size:** 306 sqm approx

Agent Comments



**117 Albion St BRUNSWICK 3056 (REI)**

2 1 1

**Price:** $955,000
**Method:** Auction Sale
**Date:** 10/05/2025
**Property Type:** Townhouse (Res)

Agent Comments



**125 Moore St COBURG 3058 (REI)**

2 1 1

**Price:** $922,000
**Method:** Sold Before Auction
**Date:** 02/05/2025
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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