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	114/800 SYDNEY ROAD BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$625,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

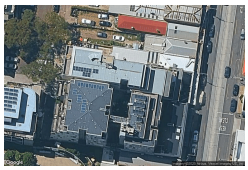
Address of comparable property	Price	Date of sale
201/623 SYDNEY ROAD BRUNSWICK VIC 3056	$640,000	04-Mar-25
104/54-84 PERCY STREET BRUNSWICK VIC 3056	$650,000	23-Jan-25
604/812 SYDNEY ROAD BRUNSWICK VIC 3056	$735,000	30-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 03 June 2025

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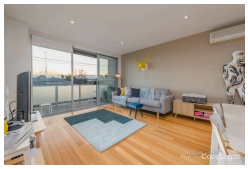


201/623 SYDNEY ROAD BRUNSWICK VIC 3056

2 2 1

Sold Price **$640,000** Sold Date **04-Mar-25**

Distance **0.48km**



104/54-84 PERCY STREET BRUNSWICK VIC 3056

2 2 1

Sold Price **$650,000** Sold Date **23-Jan-25**

Distance **0.81km**



604/812 SYDNEY ROAD BRUNSWICK VIC 3056

2 2 1

Sold Price **$735,000** Sold Date **30-Jan-25**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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