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	514/601 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between $430,000 & $450,000

Median sale price

Median price $612,750 Property Type Unit Suburb Brunswick

Period - From 01/04/2025 to 30/06/2025 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	404/2-6 Duckett St BRUNSWICK 3056	$440,520	19/06/2025
2	10/15 De Carle St BRUNSWICK 3056	$440,000	10/05/2025
3	1/39 Davies St BRUNSWICK 3056	$460,000	11/04/2025

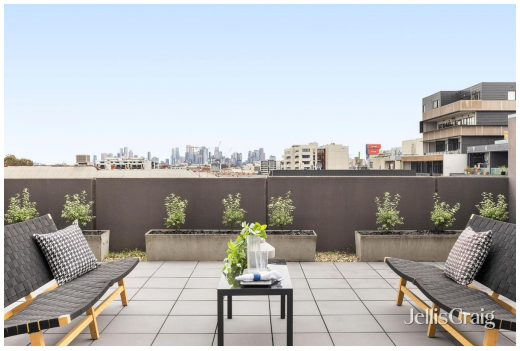
OR

~~**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: 12/09/2025 12:20

514/601 Sydney Road, Brunswick Vic 3056

Anthony Monteleone
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1 1 1

Property Type: Apartment
Land Size: 53 sqm approx

Agent Comments

Indicative Selling Price
$430,000 - $450,000
Median Unit Price
June quarter 2025: $612,750

Comparable Properties



404/2-6 Duckett St BRUNSWICK 3056 (REI)

1 1 1

Price: $440,520
Method: Sold Before Auction
Date: 19/06/2025
Property Type: Apartment

Agent Comments



10/15 De Carle St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $440,000
Method: Private Sale
Date: 10/05/2025
Property Type: Apartment
Land Size: 631 sqm approx

Agent Comments



1/39 Davies St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $460,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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