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	5/523-525 Victoria Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $587,500 Property Type Unit Suburb Brunswick West

Period - From 01/07/2025 to 30/09/2025 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	4/77 Rose St BRUNSWICK 3056	$685,000	30/09/2025
2	99/108-124 Union St BRUNSWICK 3056	$640,250	15/09/2025
3	1/54-84 Percy St BRUNSWICK 3056	$680,000	09/09/2025

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: 07/10/2025 13:04

5/523-525 Victoria Street, Brunswick West Vic 3055

JellisCraig

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
September quarter 2025: $587,500

Comparable Properties



4/77 Rose St BRUNSWICK 3056 (REI)

2 1 1

Price: $685,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: Unit

Agent Comments



99/108-124 Union St BRUNSWICK 3056 (REI)

2 1 1

Price: $640,250
Method: Private Sale
Date: 15/09/2025
Property Type: Apartment

Agent Comments



1/54-84 Percy St BRUNSWICK 3056 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 09/09/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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