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	606/1c Michael Street, Brunswick Vic 3056

Indicative selling price

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

Single price $405,000

Median sale price

Median price $634,500 Property Type Unit Suburb Brunswick

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	3/705 Park St BRUNSWICK 3056	$391,500	26/05/2025
2	104/27 Wilson Av BRUNSWICK 3056	$400,000	26/05/2025
3	202/10-14 Hope St BRUNSWICK 3056	$395,000	30/04/2025

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: 08/10/2025 10:18

606/1c Michael Street, Brunswick Vic 3056

Anthony Monteleone
9387 5888
0408 081 000
anthonymonteleone@jelliscraig.com.au



1 1 1

Property Type: Apartment
Land Size: 53 sqm approx

Agent Comments

Indicative Selling Price
$405,000
Median Unit Price
September quarter 2025: $634,500

Comparable Properties



3/705 Park St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $391,500
Method: Private Sale
Date: 26/05/2025
Property Type: Apartment

Agent Comments

104/27 Wilson Av BRUNSWICK 3056 (VG)

1 - -

Price: $400,000
Method: Sale
Date: 26/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



202/10-14 Hope St BRUNSWICK 3056 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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