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	306/756 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~~		or range between	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
602/601 SYDNEY ROAD BRUNSWICK VIC 3056	$500,000	12-Apr-25
306/32 BREESE STREET BRUNSWICK VIC 3056	$475,000	28-Mar-25
305/4 BREESE STREET BRUNSWICK VIC 3056	$500,000	16-Jul-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 September 2025

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602/601 SYDNEY ROAD BRUNSWICK VIC 3056

2 1 1

Sold Price **$500,000** Sold Date **12-Apr-25**

Distance **0.41km**



306/32 BREESE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$475,000** Sold Date **28-Mar-25**

Distance **0.33km**



305/4 BREESE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$500,000** Sold Date **16-Jul-25**

Distance **0.48km**

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

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