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	16/695 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between $800,000 & $880,000

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	7/757 Park St BRUNSWICK 3056	$805,000	09/09/2025
2	203/272 Barkly St BRUNSWICK 3056	$845,000	29/08/2025
3	2/1 Dods St BRUNSWICK 3056	$930,000	11/07/2025

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: 13/10/2025 11:14

16/695 Park Street, Brunswick Vic 3056

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au



2 2 1

Rooms: 4
Property Type: apartment
Land Size: subdivision sqm approx

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
September quarter 2025: $634,500

Agent Comments

Older style 2 bedroom first floor apartment with off street parking.

The subject property is a dated renovation but it has 2 bathrooms but no balcony. 757 Park street is a similar location but only 1 bathroom. 272 Barkly Street is a similar location but the subject property is opposite Princes park. 2/1 Dods Street is a large apartment/warehouse conversion with basement parking

Comparable Properties



7/757 Park St BRUNSWICK 3056 (REI)

2 1 1

Price: $805,000
Method: Sold Before Auction
Date: 09/09/2025
Property Type: Apartment

Agent Comments

203/272 Barkly St BRUNSWICK 3056 (VG)

2 - -

Price: $845,000
Method: Sale
Date: 29/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/1 Dods St BRUNSWICK 3056 (REI)

2 1 1

Price: $930,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment

Agent Comments

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