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: 502/800 Sydney Road, Brunswick Vic 3056

## Indicative selling price

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

Range between $670,000 & $720,000

## 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 | 422/92-96 Albert St BRUNSWICK EAST 3057 | $680,000 | 16/10/2025 |
| 2 | 25/10 Breese St BRUNSWICK 3056 | $740,000 | 13/10/2025 |
| 3 | 6317/172 Edward St BRUNSWICK EAST 3057 | $695,000 | 12/07/2025 |

**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: 09/12/2025 14:12

# 502/800 Sydney Road, Brunswick Vic 3056

JellisCraig

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au




2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$670,000 - $720,000
**Median Unit Price**
September quarter 2025: $634,500

## Comparable Properties



**422/92-96 Albert St BRUNSWICK EAST 3057 (REI)**

2 2 1

**Price:** $680,000
**Method:** Private Sale
**Date:** 16/10/2025
**Property Type:** Apartment

Agent Comments

Smaller internally, Large balcony. In Brunswick East which has a higher median sales price




**25/10 Breese St BRUNSWICK 3056 (REI)**

2 2 2

**Price:** $740,000
**Method:** Private Sale
**Date:** 13/10/2025
**Property Type:** Apartment

Agent Comments

Comparable property with extra car space



**6317/172 Edward St BRUNSWICK EAST 3057 (REI/VG)**

2 2 1

**Price:** $695,000
**Method:** Auction Sale
**Date:** 12/07/2025
**Property Type:** Apartment

Agent Comments

Similar internal space, smaller balcony, larger density development. In Brunswick East with higher median price



REIV THE DIFFERENCE | propertydata.com.au

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