

## 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

302/756 SYDNEY ROAD BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$530,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2025

to

30 Apr 2026

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

410/800 SYDNEY ROAD BRUNSWICK VIC 3056	\$522,000	28-Feb-26
207/466 LYGON STREET BRUNSWICK EAST VIC 3057	\$560,000	23-Jan-26
1104/288 ALBERT STREET BRUNSWICK VIC 3056	\$589,799	02-Mar-26

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: 11 May 2026



**410/800 SYDNEY ROAD  
 BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$522,000** Sold Date **28-Feb-26**

Distance **0.14km**



**207/466 LYGON STREET  
 BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$560,000** Sold Date **23-Jan-26**

Distance **0.94km**



**1104/288 ALBERT STREET  
 BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$589,799** Sold Date **02-Mar-26**

Distance **1.09km**

RS = Recent sale      UN = Undisclosed Sale

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