

## 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

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2025

to

31 May 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

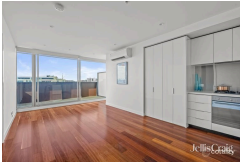
Date of sale

|   |           |           |
|---|-----------|-----------|
| 410/800 SYDNEY ROAD BRUNSWICK VIC 3056  | \$522,000 | 28-Feb-26 |
| 408/812 SYDNEY ROAD BRUNSWICK VIC 3056  | \$507,000 | 29-May-26 |
| 302/32 BREESE STREET BRUNSWICK VIC 3056 | \$521,000 | 12-Feb-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: 22 June 2026



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

2 1 1

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

Distance **0.14km**



**408/812 SYDNEY ROAD  
 BRUNSWICK VIC 3056**

2 1 2

Sold Price <sup>RS</sup> **\$507,000** Sold Date **29-May-26**

Distance **0.19km**



**302/32 BREESE STREET  
 BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$521,000** Sold Date **12-Feb-26**

Distance **0.33km**

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

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