

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

603/611 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 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

4/10 CHARLES STREET BRUNSWICK VIC 3056	\$565,000	16-May-25
106/50 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$551,000	01-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: 31 October 2025



**4/10 CHARLES STREET
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price **\$565,000** Sold Date **16-May-25**

Distance **1.22km**



**106/50 VICTORIA STREET
BRUNSWICK EAST VIC 3057**

 1
  1
  1

Sold Price ^{RS} **\$551,000** Sold Date **01-Jul-25**

Distance **1.64km**

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

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