

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

24/70-74 BRUNSWICK 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

or range
between

\$480,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Mar 2025

to

28 Feb 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

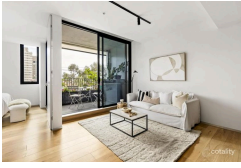
Date of sale

| | | |
|---|-----------|-----------|
| 105/27 WILSON AVENUE BRUNSWICK VIC 3056 | \$480,000 | 23-Dec-25 |
| 301/27 WILSON AVENUE BRUNSWICK VIC 3056 | \$480,000 | 15-Sep-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: 13 March 2026


**105/27 WILSON AVENUE
BRUNSWICK VIC 3056**
 1
  1
  1

 Sold Price **\$480,000** Sold Date **23-Dec-25**

 Distance **0.96km**

**301/27 WILSON AVENUE
BRUNSWICK VIC 3056**
 1
  1
  1

 Sold Price Sold Date **15-Sep-25**

 Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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