

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

4/673 PARK STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2025

to

31 Mar 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

207/27 WILSON AVENUE BRUNSWICK VIC 3056	\$640,000	19-Nov-25
4/109 WILSON STREET PRINCES HILL VIC 3054	\$690,000	28-Mar-26
7/104-114 THE AVENUE PARKVILLE VIC 3052	\$629,999	20-Jan-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: 30 April 2026


**207/27 WILSON AVENUE
BRUNSWICK VIC 3056**
 2  1  1

 Sold Price **\$640,000** Sold Date **19-Nov-25**

 Distance **0.51km**

**4/109 WILSON STREET PRINCES
HILL VIC 3054**
 2  1  1

 Sold Price ^{RS} **\$690,000** Sold Date **28-Mar-26**

 Distance **0.52km**

**7/104-114 THE AVENUE PARKVILLE
VIC 3052**
 2  1  1

 Sold Price **\$629,999** Sold Date **20-Jan-26**

 Distance **0.99km**
RS = Recent sale

UN = Undisclosed Sale

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