

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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Brunswick

Period-from

01 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

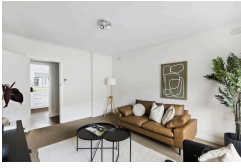
Date of sale

12/607 PARK STREET BRUNSWICK VIC 3056	\$650,000	19-Feb-26
211/27 WILSON AVENUE BRUNSWICK VIC 3056	\$648,000	20-Jan-26
6/757 PARK STREET BRUNSWICK VIC 3056	\$630,000	03-May-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: 04 June 2026


**12/607 PARK STREET BRUNSWICK
VIC 3056**
 2
  1
  1

Sold Price

\$650,000

Sold Date

19-Feb-26

Distance

0.35km

**211/27 WILSON AVENUE
BRUNSWICK VIC 3056**
 2
  1
  1

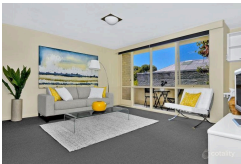
Sold Price

\$648,000

Sold Date

20-Jan-26

Distance

0.51km

**6/757 PARK STREET BRUNSWICK
VIC 3056**
 2
  1
  1

Sold Price

\$630,000

Sold Date

03-May-26

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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