

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

B7/460 VICTORIA 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,315,000

Property type

Other

Suburb

Brunswick

Period-from

01 May 2025

to

30 Apr 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

D308/460 VICTORIA STREET BRUNSWICK VIC 3056	\$330,000	10-Feb-26
3/1 GUMBRI PLACE BRUNSWICK VIC 3056	\$377,000	27-Feb-26
4/5 ALLARD STREET BRUNSWICK WEST VIC 3055	\$360,000	30-Nov-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: 07 May 2026


**D308/460 VICTORIA STREET
BRUNSWICK VIC 3056**
 1
  1
  1

 Sold Price **\$330,000** Sold Date **10-Feb-26**

 Distance **0km**

**3/1 GUMBRI PLACE BRUNSWICK
VIC 3056**
 1
  1
  1

 Sold Price **\$377,000** Sold Date **27-Feb-26**

 Distance **0.47km**

**4/5 ALLARD STREET BRUNSWICK
WEST VIC 3055**
 1
  1
  1

 Sold Price **\$360,000** Sold Date **30-Nov-25**

 Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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