

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

9/6 GARNET 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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,500

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

1/41 CUMMING STREET BRUNSWICK WEST VIC 3055	\$320,000	27-Apr-26
6/41 CUMMING STREET BRUNSWICK WEST VIC 3055	\$317,000	18-Mar-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: 18 June 2026


**1/41 CUMMING STREET
BRUNSWICK WEST VIC 3055**
 1
  1
  1

Sold Price

^{RS}
\$320,000

Sold Date

27-Apr-26

Distance

1.21km

**6/41 CUMMING STREET
BRUNSWICK WEST VIC 3055**
 1
  1
  1

Sold Price

^{RS}
\$317,000

Sold Date

18-Mar-26

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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