

## 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

9/53 DE CARLE STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### 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

|   |           |           |
|---|-----------|-----------|
| 14/45-47 DE CARLE STREET BRUNSWICK VIC 3056   | \$515,000 | 18-Apr-26 |
| 5/134 MITCHELL STREET BRUNSWICK EAST VIC 3057 | \$567,000 | 16-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: 25 June 2026


**14/45-47 DE CARLE STREET  
BRUNSWICK VIC 3056**
 2   
  1   
  1

Sold Price

<sup>RS</sup>
**\$515,000**

Sold Date

**18-Apr-26**

Distance

**0.05km**

**5/134 MITCHELL STREET  
BRUNSWICK EAST VIC 3057**
 2   
  1   
  1

Sold Price

<sup>RS</sup>
**\$567,000**

Sold Date

**16-May-26**

Distance

**0.97km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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