

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2025

to

30 Jun 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: 16 July 2026



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

2 1 1

Sold Price **\$515,000** Sold Date **18-Apr-26**

Distance **0.05km**



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

2 1 1

Sold Price ^{RS} **\$567,000** Sold Date **16-May-26**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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