

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

101/800 Sydney Road, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$365,000

&

\$395,000

Median sale price

Median price

\$634,500

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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	503/611-621 Sydney Rd BRUNSWICK 3056	\$365,000	11/08/2025
2	308/812 Sydney Rd BRUNSWICK 3056	\$370,000	05/08/2025
3	911/601 Sydney Rd BRUNSWICK 3056	\$370,000	02/06/2025

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 six months.~~

This Statement of Information was prepared on:

14/10/2025 16:11



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$365,000 - \$395,000
Median Unit Price
September quarter 2025: \$634,500

Comparable Properties



503/611-621 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 11/08/2025
Property Type: Apartment



308/812 Sydney Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment



911/601 Sydney Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 02/06/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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