

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

1/9 Patterson Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 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	3/1 The Grove COBURG 3058	\$680,000	13/06/2026
2	3/117 Moreland Rd COBURG 3058	\$725,000	15/05/2026
3	1/26 Mitchell St BRUNSWICK 3056	\$680,000	21/03/2026

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:

24/06/2026 14:15



Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



3/1 The Grove COBURG 3058 (REI)



Price: \$680,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Unit

Agent Comments

Coburg address but renovated internally



3/117 Moreland Rd COBURG 3058 (REI/VG)



Price: \$725,000

Method: Sold After Auction

Date: 15/05/2026

Property Type: Unit

Land Size: 122 sqm approx

Agent Comments

Borders Brunswick but also renovated



1/26 Mitchell St BRUNSWICK 3056 (REI/VG)



Price: \$680,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Agent Comments