

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

105/9 Florence Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$590,000 & \$635,000

Median sale price

Median price \$596,000 Property Type Unit Suburb Brunswick

Period - From 14/08/2025 to 13/08/2026 Source Property Data

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	501/211 Sydney Rd BRUNSWICK 3056	\$615,000	12/06/2026
2	501/6 Saxon St BRUNSWICK 3056	\$625,000	13/05/2026
3	102/1 Duckett St BRUNSWICK 3056	\$633,800	07/03/2026

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:

14/08/2026 11:46

105/9 Florence Street, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com

 1  1  0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$635,000
Median Unit Price
14/08/2025 - 13/08/2026: \$596,000



Comparable Properties



501/211 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments

 1  1  -

Price: \$615,000
Method: Private Sale
Date: 12/06/2026
Property Type: Apartment

501/6 Saxon St BRUNSWICK 3056 (VG)

Agent Comments

 1  -  -

Price: \$625,000
Method: Sale
Date: 13/05/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



102/1 Duckett St BRUNSWICK 3056 (REI/VG)

Agent Comments

 1  1  -

Price: \$633,800
Method: Private Sale
Date: 07/03/2026
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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