

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

117/776 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Brunswick

Period - From 01/04/2024

to 31/03/2025

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	202/1-31 Lux Way BRUNSWICK 3056	\$660,000	01/05/2025
2	201/623 Sydney Rd BRUNSWICK 3056	\$640,000	04/03/2025
3	104/54-84 Percy St BRUNSWICK 3056	\$650,000	23/01/2025

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:

04/06/2025 13:10

117/776 Sydney Road, Brunswick Vic 3056

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2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending March 2025: \$600,000

Comparable Properties



202/1-31 Lux Way BRUNSWICK 3056 (REI)

Agent Comments

2 2 1

Price: \$660,000
Method: Private Sale
Date: 01/05/2025
Property Type: Apartment
Land Size: 76 sqm approx

201/623 Sydney Rd BRUNSWICK 3056 (VG)

Agent Comments

2 - -

Price: \$640,000
Method: Sale
Date: 04/03/2025
Property Type: Flat/Unit/Apartment (Res)



104/54-84 Percy St BRUNSWICK 3056 (REI)

Agent Comments

2 2 1

Price: \$650,000
Method: Sold Before Auction
Date: 23/01/2025
Property Type: Apartment

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



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