

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

2/195 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between

\$740,000

&

\$810,000

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	19/1102 Lygon St CARLTON NORTH 3054	\$781,000	01/05/2026
2	1/6-8 Gamble St BRUNSWICK EAST 3057	\$810,000	15/04/2026
3			

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:

25/06/2026 16:07

2/195 Brunswick Road, Brunswick Vic 3056

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



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$740,000 - \$810,000

Median Unit Price

March quarter 2026: \$640,000

Comparable Properties



19/1102 Lygon St CARLTON NORTH 3054 (REI)

Agent Comments

2 1 1

Price: \$781,000

Method: Auction Sale

Date: 01/05/2026

Property Type: Apartment



1/6-8 Gamble St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$810,000

Method: Private Sale

Date: 15/04/2026

Property Type: Apartment

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.

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



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