

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

203/17 UNION STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

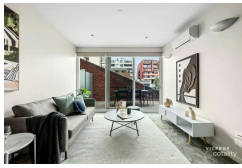
Date of sale

210/5 UNION STREET BRUNSWICK VIC 3056	\$486,000	22-Jul-26
9/76-78 EDWARD STREET BRUNSWICK VIC 3056	\$430,000	11-Jul-26
702/1C MICHAEL STREET BRUNSWICK VIC 3056	\$440,000	01-Sep-26

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 6 months.~~

This Statement of Information was prepared on: 23 September 2026



**210/5 UNION STREET BRUNSWICK
VIC 3056**

1 1 1

Sold Price

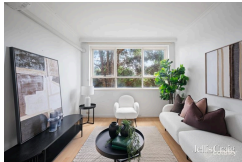
\$486,000

Sold Date

22-Jul-26

Distance

0.08km



**9/76-78 EDWARD STREET
BRUNSWICK VIC 3056**

1 1 -

Sold Price

\$430,000

Sold Date

11-Jul-26

Distance

0.57km



**702/1C MICHAEL STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price

^{RS} **\$440,000**

Sold Date

01-Sep-26

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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