

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

3/160 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$490,000

&

\$530,000

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	203/2a Michael St BRUNSWICK 3056	\$505,000	20/02/2026
2	503/65 Nicholson St BRUNSWICK EAST 3057	\$502,000	06/02/2026
3	102/416 Lygon St BRUNSWICK EAST 3057	\$520,000	15/12/2025

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:

11/05/2026 12:16

3/160 Sydney Road, Brunswick Vic 3056

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 1  1 

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
March quarter 2026: \$640,000

Comparable Properties

203/2a Michael St BRUNSWICK 3056 (VG)

Agent Comments

 1  -  -

Price: \$505,000
Method: Sale
Date: 20/02/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



503/65 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 1  1  1

Price: \$502,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment



102/416 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

 1  -  -

Price: \$520,000
Method: Sale
Date: 15/12/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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



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