

## 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

3/17 STURROCK STREET BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

8/1 SYDNEY ROAD BRUNSWICK VIC 3056	\$330,000	12-Feb-25
10/11 ABERDEEN STREET BRUNSWICK VIC 3056	\$300,000	17-Dec-24
10/69 BENT STREET NORTHCOTE VIC 3070	\$330,000	08-Mar-25

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: 09 May 2025



**8/1 SYDNEY ROAD BRUNSWICK  
VIC 3056**

 1  1  1

Sold Price

**\$330,000**

Sold Date

**12-Feb-25**

Distance

**2.67km**



**10/11 ABERDEEN STREET  
BRUNSWICK VIC 3056**

 1  1  1

Sold Price

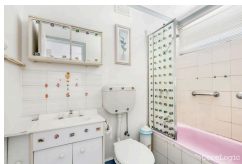
**\$300,000**

Sold Date

**17-Dec-24**

Distance

**1.2km**



**10/69 BENT STREET NORTHCOTE  
VIC 3070**

 1  1  1

Sold Price

<sup>RS</sup> **\$330,000**

Sold Date

**08-Mar-25**

Distance

**1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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