

# 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

303/6 Florence Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$570,000

&

\$610,000

### 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	301/12 Duckett St BRUNSWICK 3056	\$605,000	21/01/2025
2	505/1 Duckett St BRUNSWICK 3056	\$590,000	19/01/2025
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:

09/05/2025 14:50



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$610,000  
**Median Unit Price**  
Year ending March 2025: \$600,000

## Comparable Properties



**301/12 Duckett St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 21/01/2025  
**Property Type:** Apartment



**505/1 Duckett St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 19/01/2025  
**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.