

# 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

614/4 Ballarat 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)

Single price

\$850,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Brunswick

Period - From

04/04/2024

to

03/04/2025

Source

Property Data

### 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	505/8 Duckett St BRUNSWICK 3056	\$840,000	14/03/2025
2	702/216 Albion St BRUNSWICK 3056	\$830,000	08/03/2025
3	515/11 Ilhan La BRUNSWICK 3056	\$861,000	13/02/2025

**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:

04/04/2025 13:11



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**Indicative Selling Price**  
\$850,000

**Median Unit Price**

04/04/2024 - 03/04/2025: \$580,000



2 1 0

**Property Type:** apartment

**Land Size:** nil sqm approx

**Agent Comments**

comparable properties in locality and with similar finish

## Comparable Properties



**505/8 Duckett St BRUNSWICK 3056 (REI)**

2 1 -

**Agent Comments**

Very similar quality and finish

**Price:** \$840,000

**Method:** Private Sale

**Date:** 14/03/2025

**Property Type:** Apartment



**702/216 Albion St BRUNSWICK 3056 (REI)**

2 1 -

**Agent Comments**

In local area

**Price:** \$830,000

**Method:** Private Sale

**Date:** 08/03/2025

**Property Type:** Apartment

**Land Size:** 63 sqm approx



**515/11 Ilhan La BRUNSWICK 3056 (REI/VG)**

2 1 -

**Agent Comments**

In locality

**Price:** \$861,000

**Method:** Private Sale

**Date:** 13/02/2025

**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9387 5888**



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