

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

11/7 Ovens Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$542,500

Property Type Unit

Suburb Brunswick

Period - From 27/07/2025

to

26/07/2026

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	3/160 Sydney Rd BRUNSWICK 3056	\$510,000	18/06/2026
2			
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:

27/07/2026 14:04

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

27/07/2025 - 26/07/2026: \$542,500



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

3/160 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments

1 1 1

Price: \$510,000

Method:

Date: 18/06/2026

Property Type: House

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.