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	410/300 VICTORIA STREET BRUNSWICK VIC 3056

Indicative selling price

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

~~Single Price~~		or range between	$490,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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
517/300 VICTORIA STREET BRUNSWICK VIC 3056	$540,000	21-Jul-26
514/300 VICTORIA STREET BRUNSWICK VIC 3056	$530,000	30-Jul-26
204/40-52 PERCY STREET BRUNSWICK VIC 3056	$530,000	21-Jul-26

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: 08 September 2026

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517/300 VICTORIA STREET BRUNSWICK VIC 3056

2 1 1

Sold Price RS **$540,000** Sold Date **21-Jul-26**

Distance **0km**



514/300 VICTORIA STREET BRUNSWICK VIC 3056

2 1 1

Sold Price RS **$530,000** Sold Date **30-Jul-26**

Distance **0km**



204/40-52 PERCY STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$530,000** Sold Date **21-Jul-26**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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