

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

4/14-16 Warburton 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2024

to

31 Jul 2025

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

7/160 EDWARD STREET BRUNSWICK VIC 3056	\$925,000	15-Jul-25
15 BANK STREET BRUNSWICK VIC 3056	\$1,170,000	12-Jul-25
14/117 ALBION STREET BRUNSWICK VIC 3056	\$1,053,000	05-Jun-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: 28 August 2025



7/160 EDWARD STREET BRUNSWICK VIC 3056

 2  2  1

Sold Price

^{RS} **\$925,000**

Sold Date

15-Jul-25

Distance

0.17km



15 BANK STREET BRUNSWICK VIC 3056

 2  2  1

Sold Price

^{RS} **\$1,170,000**

Sold Date

12-Jul-25

Distance

0.36km



14/117 ALBION STREET BRUNSWICK VIC 3056

 3  1  2

Sold Price

\$1,053,000

Sold Date

05-Jun-25

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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