

# 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

111/1 Dods 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 \$830,000 & \$880,000

### Median sale price

Median price \$625,250 Property Type Unit Suburb Brunswick

Period - From 01/04/2025 to 31/03/2026 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	105/9 Duckett St BRUNSWICK 3056	\$870,000	10/06/2026
2	2/423 Canning St CARLTON NORTH 3054	\$860,000	05/06/2026
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: 18/06/2026 11:16



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$830,000 - \$880,000

Median Unit Price

Year ending March 2026: \$625,250

## Comparable Properties



105/9 Duckett St BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$870,000

Method: Private Sale

Date: 10/06/2026

Property Type: Apartment



2/423 Canning St CARLTON NORTH 3054 (REI)

Agent Comments

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Price: \$860,000

Method: Private Sale

Date: 05/06/2026

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.

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423



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