

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

8/80 DAWSON 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

\$525,000

or range
between

&

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

10/1 POTTERY COURT BRUNSWICK VIC 3056	\$532,000	30-Jul-26
30/108-124 UNION STREET BRUNSWICK VIC 3056	\$550,000	16-Jul-26
106/185 UNION STREET BRUNSWICK WEST VIC 3055	\$620,000	27-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: 02 September 2026



**10/1 POTTERY COURT BRUNSWICK
VIC 3056**

2 1 1

RS Sold Price **\$532,000** Sold Date **30-Jul-26**

Distance **0.08km**



**30/108-124 UNION STREET
BRUNSWICK VIC 3056**

2 1 -

Sold Price **\$550,000** Sold Date **16-Jul-26**

Distance **0.35km**



**106/185 UNION STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$620,000** Sold Date **27-Jul-26**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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