

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

210/1-3 Dods Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Brunswick

Period - From 01/07/2025 to 30/06/2026 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	104/197 Edward St BRUNSWICK EAST 3057	\$965,000	11/05/2026
2	8/767 Nicholson St CARLTON NORTH 3054	\$975,000	09/05/2026
3	503/41 Miller St BRUNSWICK EAST 3057	\$980,000	08/04/2026

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:

28/07/2026 15:16



1
 1
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Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

Year ending June 2026: \$620,000

Comparable Properties



104/197 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2
 2
 1

Price: \$965,000

Method: Private Sale

Date: 11/05/2026

Property Type: Apartment



8/767 Nicholson St CARLTON NORTH 3054 (REI)

Agent Comments

2
 1
 -

Price: \$975,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Apartment

Land Size: 189 sqm approx

503/41 Miller St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2
 2
 1

Price: \$980,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment

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