

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

303/8 Florence Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Brunswick

Period - From 01/01/2026

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	301/2 Black St BRUNSWICK 3056	\$600,000	17/04/2026
2	102/1 Duckett St BRUNSWICK 3056	\$633,800	07/03/2026
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:

26/05/2026 15:50



Property Type: Sustainable apartment
Agent Comments

Indicative Selling Price
\$649,000
Median Unit Price
March quarter 2026: \$640,000

Comparable Properties

301/2 Black St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 17/04/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



102/1 Duckett St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$633,800
Method: Private Sale
Date: 07/03/2026
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.