

4/61-67 David Street, Brunswick Vic 3056



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$400,000 - \$440,000
Median House Price
 08/04/2025 - 07/04/2026: \$565,000

Comparable Properties



519/288 Albert Street, Brunswick 3056 (VG)
1 Bed 1 Bath - Car
Price: \$430,000
Method: Sale
Date: 01/03/2026
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Large complex Similar size Inferior property



202/270 Lygon Street, Brunswick East 3057 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$440,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment
Agent Comments: Comparable size and location Comparable property



405/26 Lygon Street, Brunswick East 3057 (VG)
1 Bed 1 Bath - Car
Price: \$450,000
Method: Sale
Date: 10/12/2025
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Comparable size and location Comparable Property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4/61-67 David Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$565,000 Unit x Suburb Brunswick

Period - From 08/01/2025 to 07/04/2026 Source REIV

Comparable property sales

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
519/288 Albert Street, BRUNSWICK 3056	\$430,000	01/03/2026
202/270 Lygon Street, BRUNSWICK EAST 3057	\$440,000	18/02/2026
405/26 Lygon Street, BRUNSWICK EAST 3057	\$450,000	10/12/2025

This Statement of Information was prepared on:

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