

## 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](http://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

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2024

to

31 Jul 2025

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

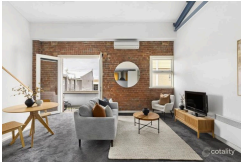
Date of sale

16/2 POTTERY COURT BRUNSWICK VIC 3056	\$561,000	08-Aug-25
504/343 SYDNEY ROAD BRUNSWICK VIC 3056	\$555,000	17-Jul-25
305/4 BREESE STREET BRUNSWICK VIC 3056	\$500,000	16-Jul-25

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: 20 August 2025



**16/2 POTTERY COURT  
 BRUNSWICK VIC 3056**

2 1 1

Sold Price <sup>RS</sup> **\$561,000** Sold Date **08-Aug-25**

Distance **0.09km**



**504/343 SYDNEY ROAD  
 BRUNSWICK VIC 3056**

2 2 1

Sold Price <sup>RS</sup> **\$555,000**<sup>UN</sup> Sold Date **17-Jul-25**

Distance **0.73km**



**305/4 BREESE STREET  
 BRUNSWICK VIC 3056**

2 1 1

Sold Price <sup>RS</sup> **\$500,000** Sold Date **16-Jul-25**

Distance **1.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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