

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

104/8 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$738,500

Property Type

Townhouse

Suburb

Brunswick

Period - From

27/09/2024

to

26/09/2025

Source

Property Data

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	1/54-84 Percy St BRUNSWICK 3056	\$680,000	09/09/2025
2	102/54-84 Percy St BRUNSWICK 3056	\$695,000	26/08/2025
3	111/27 Wilson Av BRUNSWICK 3056	\$698,000	09/07/2025

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:

27/09/2025 15:47



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$699,000

Median Townhouse Price

27/09/2024 - 26/09/2025: \$738,500

Comparable Properties



1/54-84 Percy St BRUNSWICK 3056 (REI)

Agent Comments

 2
  1
  1

Price: \$680,000

Method: Private Sale

Date: 09/09/2025

Property Type: Apartment



102/54-84 Percy St BRUNSWICK 3056 (REI)

Agent Comments

 2
  2
  1

Price: \$695,000

Method: Sold Before Auction

Date: 26/08/2025

Property Type: Apartment



111/27 Wilson Av BRUNSWICK 3056 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$698,000

Method: Private Sale

Date: 09/07/2025

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707