

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

\$772,250

Property Type

Townhouse

Suburb

Brunswick

Period - From

17/12/2024

to

16/12/2025

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	3/144 Brunswick Rd BRUNSWICK 3056	\$700,000	08/09/2025
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:

17/12/2025 09:43



 2
  2
  2

Property Type: Apartment

Agent Comments

Estimated Rental Return: Approximately \$680 per week.

Body Corporate Fees: Approximately \$7,500 per annum (effective from 01/03/2026).

Council Rates: Approximately \$1,900 per annum.

Indicative Selling Price

\$699,000

Median Townhouse Price

17/12/2024 - 16/12/2025: \$772,250

Comparable Properties



3/144 Brunswick Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$700,000

Method: Private Sale

Date: 08/09/2025

Property Type: Townhouse (Res)



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