

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

8/74 TINNING STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,380,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2025

to

31 Jan 2026

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

15/74 TINNING STREET BRUNSWICK VIC 3056	\$1,455,000	19-Feb-26
19/74 TINNING STREET BRUNSWICK VIC 3056	\$1,350,000	09-Aug-25
20 STALEY STREET BRUNSWICK VIC 3056	\$1,380,000	02-Oct-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: 26 February 2026

**15/74 TINNING STREET
BRUNSWICK VIC 3056**

3 3 1

Sold Price ^{RS} **\$1,455,000** Sold Date **19-Feb-26**Distance **0km****19/74 TINNING STREET
BRUNSWICK VIC 3056**

3 3 1

Sold Price **\$1,350,000** Sold Date **09-Aug-25**Distance **0km****20 STALEY STREET BRUNSWICK
VIC 3056**

3 2 1

Sold Price ^{RS} **\$1,380,000** Sold Date **02-Oct-25**Distance **0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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