

# 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 5/15 De Carle 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)

Range between \$320,000 & \$352,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Brunswick

Period - From 10/03/2025 to 09/03/2026 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	8/444 Albion St BRUNSWICK WEST 3055	\$326,000	13/12/2025
2	10/38 Canberra St BRUNSWICK 3056	\$340,000	13/12/2025
3	11/35 Staley St BRUNSWICK 3056	\$327,000	08/10/2025

**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: 10/03/2026 11:09



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**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$320,000 - \$352,000  
**Median Unit Price**  
 10/03/2025 - 09/03/2026: \$610,000

## Comparable Properties



**8/444 Albion St BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

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**Price:** \$326,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** Apartment



**10/38 Canberra St BRUNSWICK 3056 (REI/VG)**

Agent Comments

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**Price:** \$340,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** Unit



**11/35 Staley St BRUNSWICK 3056 (REI/VG)**

Agent Comments

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**Price:** \$327,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Property Type:** Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788