

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

2/11 STURROCK 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

House

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 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

90 LAURA STREET BRUNSWICK VIC 3056	\$1,270,000	04-Jun-25
24 GLENMORGAN STREET BRUNSWICK EAST VIC 3057	\$1,296,000	26-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: 30 October 2025



**90 LAURA STREET BRUNSWICK
 VIC 3056**

2 1 2

Sold Price **\$1,270,000** Sold Date **04-Jun-25**

Distance **1.62km**



**24 GLENMORGAN STREET
 BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$1,296,000** Sold Date **26-Jul-25**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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