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	4/78 John Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $950,000 & $1,010,000

Median sale price

Median price $560,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	2/11 Holmes St BRUNSWICK EAST 3057	$950,000	18/02/2026
2	1/116 Nicholson St BRUNSWICK EAST 3057	$1,025,000	31/01/2026
3	1/126a Blyth St BRUNSWICK EAST 3057	$1,025,000	22/12/2025

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: 09/04/2026 12:07

4/78 John Street, Brunswick East Vic 3057

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0412 800 200
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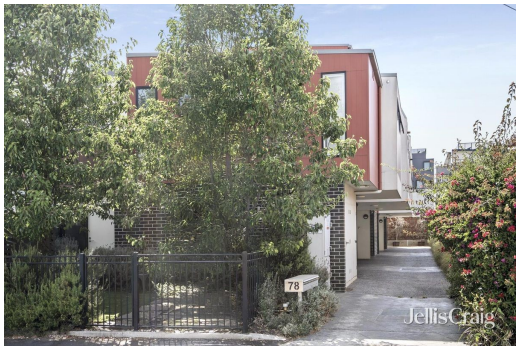

3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$950,000 - $1,010,000
Median Unit Price
March quarter 2026: $560,000

Comparable Properties



2/11 Holmes St BRUNSWICK EAST 3057 (REI)

3 1 -

Price: $950,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: Townhouse (Res)

Agent Comments



1/116 Nicholson St BRUNSWICK EAST 3057 (REI)

3 2 1

Price: $1,025,000
Method: Auction Sale
Date: 31/01/2026
Property Type: Townhouse (Res)
Land Size: 373 sqm approx

Agent Comments



1/126a Blyth St BRUNSWICK EAST 3057 (REI/VG)

3 2 2

Price: $1,025,000
Method: Private Sale
Date: 22/12/2025
Property Type: Townhouse (Res)

Agent Comments

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