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: 18/76-78 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $620,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	10/125 Victoria St BRUNSWICK EAST 3057	$406,200	06/02/2026
2	10/76-78 Edward St BRUNSWICK 3056	$406,000	28/01/2026
3	2/193 Union St BRUNSWICK WEST 3055	$425,000	06/10/2025

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: 20/03/2026 14:21

18/76-78 Edward Street, Brunswick Vic 3056

JellisCraig

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
December quarter 2025: $620,000

Comparable Properties



10/125 Victoria St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $406,200
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment

Agent Comments

Similar style apartment within 2km



10/76-78 Edward St BRUNSWICK 3056 (REI)

1 1 1

Price: $406,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: Apartment

Agent Comments



2/193 Union St BRUNSWICK WEST 3055 (REI/VG)

1 1 1

Price: $425,000
Method: Private Sale
Date: 06/10/2025
Property Type: Unit

Agent Comments

Similar internal apartment, small courtyard. In Brunswick West which has a lesser median price within 2km

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