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	40 Gear Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $815,000

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	5 Eva Buhlert Cl BRUNSWICK 3056	$830,000	22/11/2025
2	7/1-9 Oconnor St BRUNSWICK EAST 3057	$832,000	12/11/2025
3	6 Lomandra Wkwy BRUNSWICK EAST 3057	$815,000	23/10/2025

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: 21/04/2026 16:49

40 Gear Street, Brunswick East Vic 3057

JellisCraig

Cameron Pritchard
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0408 037 482
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2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$815,000
Median Unit Price
March quarter 2026: $560,000

Comparable Properties



5 Eva Buhlert Cl BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $830,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Single)
Land Size: 75 sqm approx

Agent Comments

This property is located in central Brunswick not Brunswick East, it also has one less bathroom than Gear St, but it seems a bit more spacious than Gear St.



7/1-9 Oconnor St BRUNSWICK EAST 3057 (REI)

2 1 2

Price: $832,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: Townhouse (Res)

Agent Comments

This property is located in Brunswick East not to far away, it also has one less bathroom than Gear St, but it seems a bit more spacious than Gear St.



6 Lomandra Wkwy BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $815,000
Method: Private Sale
Date: 23/10/2025
Property Type: Townhouse (Res)

Agent Comments

This is a very comparable property as its in the same complex.

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