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	186 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $1,990,000

Median sale price

Median price $1,520,000 Property Type House Suburb Brunswick East

Period - From 22/05/2025 to 21/05/2026 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	120 Barkly St BRUNSWICK EAST 3057	$1,980,000	21/04/2026
2	46 Newry St FITZROY NORTH 3068	$1,955,000	28/02/2026
3	70 Barkly St FITZROY NORTH 3068	$1,900,000	28/02/2026

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: 22/05/2026 09:51

186 Edward Street, Brunswick East Vic 3057

Nelson Alexander



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,990,000
Median House Price
22/05/2025 - 21/05/2026: $1,520,000

Comparable Properties



120 Barkly St BRUNSWICK EAST 3057 (REI)

4 2 1

Price: $1,980,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)

Agent Comments



46 Newry St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $1,955,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments



70 Barkly St FITZROY NORTH 3068 (REI/VG)

4 2 2

Price: $1,900,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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