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: 2/158 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,425,000 Property Type House Suburb Brunswick

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	36 De Carle St BRUNSWICK 3056	$1,280,000	23/03/2026
2	160 Albert St BRUNSWICK 3056	$1,275,000	02/02/2026
3	347 Albert St BRUNSWICK 3056	$1,350,000	06/01/2026

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: 06/05/2026 15:04

2/158 Edward Street, Brunswick Vic 3056

JellisCraig

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Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2026: $1,425,000

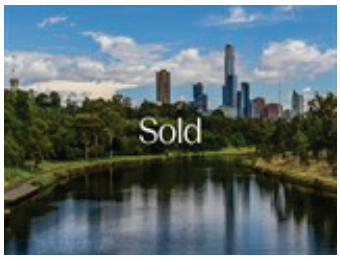


3 1 2

Property Type: House

Agent Comments

Comparable Properties



36 De Carle St BRUNSWICK 3056 (REI)

3 1 2

Price: $1,280,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)

Agent Comments

Same accommodation and parking, Period style home that is more traditional to the area. Older and larger.



160 Albert St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,275,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 233 sqm approx

Agent Comments

Same accommodation and 1 car space, Period style home that is more traditional to the area.



347 Albert St BRUNSWICK 3056 (REI/VG)

3 2 -

Price: $1,350,000
Method: Private Sale
Date: 06/01/2026
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments

Modern updated period home, 3 bed 2 bath no parking

REIV THE DIFFERENCE

propertydata .com.au

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