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	9/76-78 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between $400,000 & $439,000

Median sale price

Median price $640,000 Property Type Unit 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	18/76-78 Edward St BRUNSWICK 3056	$455,000	31/03/2026
2	5/159-163 Union St BRUNSWICK WEST 3055	$405,000	26/03/2026
3	10/76-78 Edward St BRUNSWICK 3056	$406,000	28/01/2026

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: 22/06/2026 11:21

9/76-78 Edward Street, Brunswick Vic 3056

Cameron Pritchard
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $439,000
Median Unit Price
March quarter 2026: $640,000

Comparable Properties



18/76-78 Edward St BRUNSWICK 3056 (REI)

1 1 1

Price: $455,000
Method: Private Sale
Date: 31/03/2026
Property Type: Apartment

Agent Comments

Very Comparable, this is in the same block, this one had a large storage unit with it.



5/159-163 Union St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $405,000
Method: Private Sale
Date: 26/03/2026
Property Type: Apartment

Agent Comments

Similar aged and sized property, but located in Brunswick West.



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

1 1 1

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

Agent Comments

Very comparable property, in the same complex.

Account - Jellis Craig | P: 03 9387 5888

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