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	10/26 Cohuna Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $290,000 & $319,000

Median sale price

Median price $495,000 Property Type Unit Suburb Brunswick West

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	2/32 Pearson St BRUNSWICK WEST 3055	$320,000	29/05/2026
2	10/448 Albion St BRUNSWICK WEST 3055	$280,000	01/04/2026
3	3/6 Sydney Rd BRUNSWICK 3056	$329,500	25/12/2025

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: 22/06/2026 11:16

10/26 Cohuna Street, Brunswick West Vic 3055

JellisCraig

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$290,000 - $319,000
Median Unit Price
March quarter 2026: $495,000

Comparable Properties



2/32 Pearson St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $320,000
Method: Private Sale
Date: 29/05/2026
Property Type: Apartment

Agent Comments

Similar location, not to far away, but on a busy road. Seemed more renovated than Cohuna Street.



10/448 Albion St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $280,000
Method: Private Sale
Date: 01/04/2026
Property Type: Apartment

Agent Comments

I couldn't find any internal photos, but the building looks similar aged. Further north of Cohuna St by over 1km



3/6 Sydney Rd BRUNSWICK 3056 (REI/VG)

1 1 -

Price: $329,500
Method: Private Sale
Date: 25/12/2025
Property Type: Apartment

Agent Comments

This is central Brunswick located right amongst the hustle and bustle of Sydney Road, seems more updated internally. Similar aged complex.

REIV THE DIFFERENCE | propertydata.com.au

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