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	26 Gear Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $589,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2026 to 30/06/2026 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	17/70 Gadd St NORTHCOTE 3070	$823,000	03/06/2026
2	3 Mary Moodie Way BRUNSWICK EAST 3057	$891,000	09/05/2026
3	17 Dianella Wkwy BRUNSWICK EAST 3057	$842,500	31/01/2026

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: 20/07/2026 10:44

26 Gear Street, Brunswick East Vic 3057

Johanna Doherty
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Indicative Selling Price
$800,000 - $850,000
Median Unit Price
June quarter 2026: $589,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



17/70 Gadd St NORTHCOTE 3070 (REI)

2 2 1

Price: $823,000
Method: Private Sale
Date: 03/06/2026
Property Type: Townhouse (Res)

Agent Comments



3 Mary Moodie Way BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $891,000
Method: Sold Before Auction
Date: 09/05/2026
Property Type: Townhouse (Res)

Agent Comments

17 Dianella Wkwy BRUNSWICK EAST 3057 (VG)

2 - -

Price: $842,500
Method: Sale
Date: 31/01/2026
Property Type: Townhouse (Single)

Agent Comments

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