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	4004/189 Weston Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $500,000 & $540,000

Median sale price

Median price $550,000 Property Type Unit Suburb Brunswick East

Period - From 01/07/2024 to 30/09/2024 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	1104/176 Edward St BRUNSWICK EAST 3057	$540,000	04/12/2024
2	1306/176 Edward St BRUNSWICK EAST 3057	$585,000	27/08/2024
3	1211/182 Edward St BRUNSWICK EAST 3057	$523,000	23/08/2024

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: 09/01/2025 10:53

4004/189 Weston Street, Brunswick East Vic 3057

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $540,000
Median Unit Price
September quarter 2024: $550,000

Comparable Properties



1104/176 Edward St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment

Agent Comments



1306/176 Edward St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $585,000
Method: Private Sale
Date: 27/08/2024
Property Type: Unit

Agent Comments



1211/182 Edward St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $523,000
Method: Private Sale
Date: 23/08/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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