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<br>Including suburb and postcode | 1716/176 Edward Street, Brunswick East Vic 3057 |

## Indicative selling price

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

Range between $590,000 & $649,000

## Median sale price

Median price $540,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2025 to 31/03/2025 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 | 22/10 Breese St BRUNSWICK 3056 | $633,000 | 26/05/2025 |
| 2 | 6/40 Holmes St BRUNSWICK EAST 3057 | $630,000 | 02/04/2025 |
| 3 | 24/99 Brickworks Dr BRUNSWICK 3056 | $625,000 | 26/02/2025 |

**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: 13/06/2025 16:12

# 1716/176 Edward Street, Brunswick East Vic 3057

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$590,000 - $649,000
**Median Unit Price**
March quarter 2025: $540,000

## Comparable Properties



**22/10 Breese St BRUNSWICK 3056 (REI)**

2 1 1

**Price:** $633,000
**Method:** Private Sale
**Date:** 26/05/2025
**Property Type:** Apartment
**Land Size:** 92 sqm approx

Agent Comments

Similar property within the area.



**6/40 Holmes St BRUNSWICK EAST 3057 (REI/VG)**

2 1 1

**Price:** $630,000
**Method:** Sold Before Auction
**Date:** 02/04/2025
**Property Type:** Apartment

Agent Comments

Similar property



**24/99 Brickworks Dr BRUNSWICK 3056 (REI)**

2 1 1

**Price:** $625,000
**Method:** Private Sale
**Date:** 26/02/2025
**Property Type:** Apartment

Agent Comments

similar property in the area

**Account** - Jellis Craig Pascoe Vale | P: 03 9989 9575

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