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	2018/176 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

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

Period - From 21/08/2024 to 20/08/2025 Source Property Data

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	15A Bank St BRUNSWICK 3056	$812,000	07/08/2025
2	11/116 Albert St BRUNSWICK 3056	$806,000	01/08/2025
3	216/7 Ovens St BRUNSWICK 3056	$805,000	22/05/2025

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: 21/08/2025 12:07

Nelson Alexander

Property Type:
Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median Unit Price
21/08/2024 - 20/08/2025: $550,000

Comparable Properties



15A Bank St BRUNSWICK 3056 (REI)

2 | 1 | -

Agent Comments

Price: $812,000
Method: Private Sale
Date: 07/08/2025
Property Type: Townhouse (Single)



11/116 Albert St BRUNSWICK 3056 (REI)

2 | 1 | 1

Agent Comments

Price: $806,000
Method: Sold Before Auction
Date: 01/08/2025
Property Type: Townhouse (Res)

216/7 Ovens St BRUNSWICK 3056 (VG)

2 | - | -

Agent Comments

Price: $805,000
Method: Sale
Date: 22/05/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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