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	2010/178 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $580,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2025 to 30/06/2025 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	7/355 Lygon St BRUNSWICK EAST 3057	$735,000	16/08/2025
2	104/3 York St FITZROY NORTH 3068	$715,000	30/07/2025
3	25/682 Nicholson St FITZROY NORTH 3068	$760,000	23/07/2025

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: 20/08/2025 12:29

2010/178 Edward Street, Brunswick East Vic 3057

JellisCraig

Ian Mason
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Indicative Selling Price
$700,000 - $770,000
Median Unit Price
June quarter 2025: $580,000



Property Type: House (Res)

Agent Comments

Comparable Properties



7/355 Lygon St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $735,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Apartment

Agent Comments



104/3 York St FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $715,000
Method: Private Sale
Date: 30/07/2025
Property Type: Apartment

Agent Comments



25/682 Nicholson St FITZROY NORTH 3068 (REI)

2 1 1

Price: $760,000
Method: Sold Before Auction
Date: 23/07/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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