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: 2/178 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $634,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2025 to 30/09/2025 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	11/35 Staley St BRUNSWICK 3056	$327,000	08/10/2025
2	7/140 Blyth St BRUNSWICK EAST 3057	$400,000	19/09/2025
3	3/378 Albert St BRUNSWICK 3056	$410,000	15/09/2025

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: 10/11/2025 10:10

2/178 Victoria Street, Brunswick Vic 3056

JellisCraig

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
September quarter 2025: $634,500



1 1 1

Property Type: Apartment

Agent Comments

2/178 Victoria Street Is an older style ground floor unit with small courtyard. The home needs a full renovation and does not include a stove in the kitchen. The home is in poor condition.

Comparable Properties



11/35 Staley St BRUNSWICK 3056 (REI)

1 1 1

Price: $327,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment

Agent Comments

Similar sized, older style apartment in liveable condition. No courtyard.



7/140 Blyth St BRUNSWICK EAST 3057 (VG)

1 - -

Price: $400,000
Method: Sale
Date: 19/09/2025
Property Type: Strata Unit/Flat

Agent Comments

Older style one bedroom unit in updated and liveable condition. No outdoor space



3/378 Albert St BRUNSWICK 3056 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 15/09/2025
Property Type: Unit

Agent Comments

Very similar sized unit with courtyard. Updated and liveable, This would be the best comparable if 2/178 was updated and immediately liveable with the works completed.

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.