

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

1203/176 EDWARD STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

1310/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$360,000	22-Apr-26
1702/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$368,000	05-May-26
1007/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$360,000	09-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 24 August 2026



**1310/182 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$360,000** Sold Date **22-Apr-26**

Distance **0km**



**1702/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$368,000** Sold Date **05-May-26**

Distance **0km**



**1007/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$360,000** Sold Date **09-Apr-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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