

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

Town home 3/8 ARNOLD 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 \$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,465,000	Property type	House	Suburb	Brunswick East
Period-from	01 Mar 2025	to	28 Feb 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
3/363B LYGON STREET BRUNSWICK EAST VIC 3057	\$1,285,000	14-Nov-25
7/19 CHARLES STREET BRUNSWICK VIC 3056	\$1,390,000	03-Jun-25
106/1 DODS STREET BRUNSWICK VIC 3056	\$1,285,000	20-Aug-25

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: 23 March 2026



**3/363B LYGON STREET
BRUNSWICK EAST VIC 3057**

3 2 2

Sold Price **\$1,285,000** Sold Date **14-Nov-25**

Distance **0.8km**



**7/19 CHARLES STREET
BRUNSWICK VIC 3056**

2 3 2

Sold Price **\$1,390,000** Sold Date **03-Jun-25**

Distance **1.06km**



**106/1 DODS STREET BRUNSWICK
VIC 3056**

2 1 1

Sold Price **\$1,285,000** Sold Date **20-Aug-25**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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