

## 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 1421/176 Edward Street, Brunswick East, VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$295,000

&

\$319,990

### Median sale price

Median price

\$560,000

Property Type

House

Suburb

Brunswick East (3057)

Period - From

15/06/2025

to

15/06/2026

Source

REIV

### Comparable property sales

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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
1315/182 EDWARD STREET, BRUNSWICK EAST VIC 3057	\$285,000	20/01/2026
1219/182 EDWARD STREET, BRUNSWICK EAST VIC 3057	\$330,000	19/01/2026
1403/176 EDWARD STREET, BRUNSWICK EAST VIC 3057	\$280,000	05/08/2025

This Statement of Information was prepared on: 15/06/2026

