

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

1617/176 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2024

to

31 Jul 2025

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

1201/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$395,000	30-Jul-25
4206/189 WESTON STREET BRUNSWICK EAST VIC 3057	\$395,000	29-May-25
1317/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$369,000	08-May-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: 08 August 2025



**1201/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

^{RS}

\$395,000

Sold Date

30-Jul-25

Distance

0km



**4206/189 WESTON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

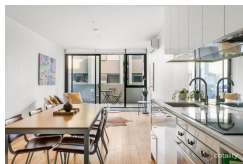
\$395,000

Sold Date

29-May-25

Distance

0km



**1317/182 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

\$369,000

Sold Date

08-May-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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