Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1307/176 Edward Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Single price \$340,000

Median sale price

Median price	\$540,000	Pro	pperty Type Uni	it		Suburb	Brunswick East
Period - From	01/01/2025	to	31/03/2025	Sc	ource	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

Auc	areas or comparable property	1 1100	Date of Sale
1	1608&1708/182 Edward St BRUNSWICK EAST 3057	\$345,000	04/02/2025
2	1212/182 Edward St BRUNSWICK EAST 3057	\$345,000	22/01/2025
3	6203/172 Edward St BRUNSWICK EAST 3057	\$357,000	17/12/2024

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:	29/04/2025 13:36



Date of sale







Joe Bonifazio 0386310410 0425859943 ibonifazio@thehopkinsgroup.com.au

Indicative Selling Price \$340,000 **Median Unit Price** March quarter 2025: \$540,000

Comparable Properties



1608&1708/182 Edward St BRUNSWICK EAST 3057

(REI)







Price: \$345,000 Method: Private Sale Date: 04/02/2025

Property Type: Apartment Land Size: 75 sqm approx Agent Comments

1212/182 Edward St BRUNSWICK EAST 3057 (VG)







Price: \$345,000 Method: Sale Date: 22/01/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

Agent Comments

Agent Comments

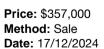












Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

Account - John Hopkins Property Pty Ltd | P: 03 8631 0402





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