

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

6113/172 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$540,000

&

\$575,000

Median sale price

Median price

\$551,250

Property Type

Unit

Suburb

Brunswick East

Period - From

01/04/2024

to

31/03/2025

Source

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	Price	Date of sale
1	1106/176 Edward St BRUNSWICK EAST 3057	\$555,000	06/04/2025
2	1321/176 Edward St BRUNSWICK EAST 3057	\$558,000	18/03/2025
3	1321/176 Edward St BRUNSWICK EAST 3057	\$558,888	08/03/2025

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:

06/05/2025 14:06



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$575,000
Median Unit Price
Year ending March 2025: \$551,250

Comparable Properties



1106/176 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 06/04/2025
Property Type: Apartment



1321/176 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$558,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment



1321/176 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$558,888
Method: Private Sale
Date: 08/03/2025
Property Type: Apartment

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



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