Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

6116/172 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between	\$575,000	&	\$599,000
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Median sale price

Median price	\$565,000	Pro	perty Type Un	it		Suburb	Brunswick East
Period - From	01/07/2025	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	201/65 Nicholson St BRUNSWICK EAST 3057	\$587,000	19/09/2025
2	14/272 Albert St BRUNSWICK 3056	\$585,000	09/09/2025
3	6112/172 Edward St BRUNSWICK EAST 3057	\$580,000	20/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2025 22:12

