

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

6316/172 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

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

211/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$645,000	15-Mar-25
210/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$600,000	25-Jun-25
405/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$590,000	20-Mar-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: 01 July 2025



211/270 LYGON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price

\$645,000

Sold Date

15-Mar-25

Distance

0.59km



210/8 LYGON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price

^{RS} **\$600,000**

Sold Date

25-Jun-25

Distance

0.37km



405/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price

\$590,000

Sold Date

20-Mar-25

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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