## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

6317/172 Edward Street, Brunswick East Vic 3057

#### Indicative selling price

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

Range between	\$650,000	&	\$685,000
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### Median sale price

Median price	\$551,250	Pro	perty Type	Jnit		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

Add	dress of comparable property	Price	Date of sale
1	208/445 Lygon St BRUNSWICK EAST 3057	\$660,000	28/05/2025
2	B209/55 John St BRUNSWICK EAST 3057	\$663,000	28/05/2025
3	607/8 Lygon St BRUNSWICK EAST 3057	\$680,000	14/06/2025

#### 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:	19/06/2025 09:58





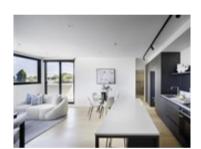




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$650,000 - \$685,000 Median Unit Price Year ending March 2025: \$551,250

# Comparable Properties



208/445 Lygon St BRUNSWICK EAST 3057 (REI)

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**Agent Comments** 

**Price:** \$660,000 **Method:** Private Sale **Date:** 28/05/2025

Property Type: Apartment

B209/55 John St BRUNSWICK EAST 3057 (REI)

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**Agent Comments** 

Price: \$663,000 Method: Private Sale Date: 28/05/2025

Property Type: Apartment



607/8 Lygon St BRUNSWICK EAST 3057 (REI)

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Date: 14/06/2025

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Price: \$680,000
Method: Private Sale

Property Type: Apartment

**Agent Comments** 

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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