

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 18/76-78 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	10/125 Victoria St BRUNSWICK EAST 3057	\$406,200	06/02/2026
2	10/76-78 Edward St BRUNSWICK 3064	\$406,000	28/01/2026
3	9/199 Barkly St FITZROY NORTH 3068	\$414,000	18/12/2025

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: 25/02/2026 16:49



Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median Unit Price
December quarter 2025: \$620,000

Comparable Properties



10/125 Victoria St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$406,200
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment



10/76-78 Edward St BRUNSWICK 3064 (REI)

Agent Comments



Price: \$406,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: Apartment

Same complex on a lower level. Has shared walls and not as much natural light



9/199 Barkly St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$414,000
Method: Private Sale
Date: 18/12/2025
Property Type: Apartment

Very similar style apartment within 2km