

4/2 Ryan Street, Brunswick East Vic 3057



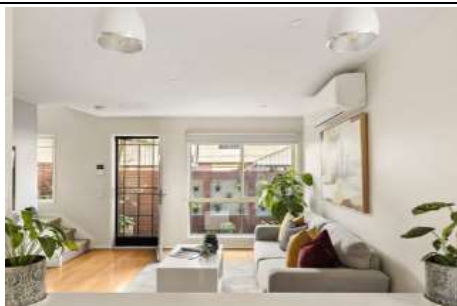
2 Bed 2 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$800,000- \$850,000
Median House Price
 11/03/2025 - 10/03/2026: \$640,000

Comparable Properties



10/107 Herbert Street, NORTHCOTE 3070 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$825,000
Method: Private Sale
Date: 20/12/2025
Property Type: Townhouse (Single)
Agent Comments: Townhouse in comparable condition, single bathroom.



5 Eva Buhlert Close, BRUNSWICK 3056 (REI/VG)

2 Bed 1 Bath - Car
Price: \$830,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Single)
Agent Comments: Street fronted townhouse with updates internally, single bathroom



12/22 French Avenue, BRUNSWICK EAST 3057 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$815,000
Method: Private Sale
Date: 14/11/2025
Property Type: Townhouse (Single)
Agent Comments: Three level modern townhouse part of a development, single bathroom.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4/2 Ryan Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$640,000 Townhouse x Suburb Brunswick East

Period - From 11/03/2025 to 10/03/2026 Source Property Data

Comparable property sales

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
10/107 Herbert Street, NORTHCOTE 3070	\$825,000	20/12/2025
5 Eva Buhlert Close, BRUNSWICK 3056	\$830,000	22/11/2025
12/22 French Avenue, BRUNSWICK EAST 3057	\$815,000	14/11/2025

This Statement of Information was prepared on:

11/03/2026 08:13