

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 40 Gear Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Brunswick East

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 | 2/221 Brunswick Rd BRUNSWICK 3056 | \$835,000 | 10/12/2025 |
| 2 | 6 Lomandra Wkwy BRUNSWICK EAST 3057 | \$815,000 | 23/10/2025 |
| 3 | 34 Gear St BRUNSWICK EAST 3057 | \$820,000 | 17/09/2025 |

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.~~

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Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

December quarter 2025: \$610,000



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/221 Brunswick Rd BRUNSWICK 3056 (REI/VG)

2 2 1

Price: \$835,000

Method: Sold Before Auction

Date: 10/12/2025

Property Type: Townhouse (Res)

Agent Comments

This is located in Central Brunswick not Brunswick East, but seems of a similar age and size, has the same beds/bath/car etc.



6 Lomandra Wkwy BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: \$815,000

Method: Private Sale

Date: 23/10/2025

Property Type: Townhouse (Res)

Agent Comments

This property is very comparable as its in the same complex, but this one does have a study where 40 Gear St does not have a study space.

34 Gear St BRUNSWICK EAST 3057 (VG)

2 - -

Price: \$820,000

Method: Sale

Date: 17/09/2025

Property Type: Townhouse (Single)

Agent Comments

This property is very comparable as its in the same complex, but this one does have a study where 40 Gear St does not have a study space.

Account - Jellis Craig | P: 03 9387 5888